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Bergen County

CENSUS TRENDS

1970 - 1980

BERGEN COUNTY PLANNING BOARD
29 LINDEN STREET
P. O. BOX 581
HACKENSACK, NEW JERSEY 07602

OFFICE of DEMOGRAPHIC and ECONOMIC ANALYSIS
DIVISION of PLANNING and RESEARCH
DEPARTMENT of LABOR
C N 388
TRENTON, NEW JERSEY 08625 - 0388

BERGEN COUNTY
CENSUS TRENDS
1970 TO 1980

JIM HULSIZER

OCTOBER 1984

BERGEN COUNTY
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PREFACE

With the release of 1980 census data, many anticipated trends were confirmed. It was not surprising to discover, for example, that population growth in New Jersey was occurring in the traditionally less densely settled counties and that population decline was experienced in the older, more industrialized counties. The higher median age in 1980 also was not unexpected, nor were the smaller household and family sizes. Overall levels of educational attainment continued to rise as they have in the past. There were greater numbers and percentages of females in the labor force. Generally, median family income, measured in constant dollars, barely grew, and poverty rates showed a slight increase. The percentage growth in housing units exceeded population growth and the percentage growth in perceived value of owner-occupied housing units for the most part, was higher than that for renter-occupied units.

These and other trends for Bergen County from the 1970 and 1980 censuses are examined in this report, which is one of a set of publications providing comparable data from the latest censuses. The set consists of 22 reports--one for the State of New Jersey and one for each of the state's 21 counties. Each report covers seven topics: general population trends, demographic characteristics, households and families, education, labor force, income and poverty, and housing characteristics. In addition, there are 24 tables presenting 1970 and 1980 census data.

The New Jersey State Data Center

The Census Trends reports exemplify the cooperative nature of the New Jersey State Data Center (NJSDC). They were produced jointly, in most cases, by the lead agency of the NJSDC and appropriate NJSDC county affiliate.

The NJSDC is a federal-state cooperative program between the U. S. Bureau of the Census and the State of New Jersey. The objective of the program is to increase access to, availability to, use of, and expertise in census and related data. The NJSDC attempts to accomplish this in several ways. A network of over 90 agencies has been established throughout the state to provide localized access and expertise. The lead agency is housed within the Office of Demographic and Economic Analysis, Division of Planning and Research, New Jersey Department of Labor. The primary participants are the State Library, Princeton University Computer Center, and Rutgers University Computer Center. All 21 counties are represented through the county planning agencies, except in Burlington County where the affiliate is the County

Department of Economic Development. Additionally, the 42 New Jersey Depository Libraries cooperate in the program, as do all New Jersey State agencies.

A quarterly newsletter, as well as numerous reports containing census data, is published by the NJSDC. Conferences or workshops are also sponsored several times a year.

For more information on the NJSDC contact: New Jersey State Data Center, Division of Planning and Research, Department of Labor, CN388, Trenton, NJ 08625-0388.

Connie O. Hughes, Staff Director
New Jersey State Data Center

ACKNOWLEDGMENTS

This report represents the efforts of many people. The primary author of the Bergen County Census Trends report was Jim Hulsizer, Principal Planner with the County Planning Board. Please contact Mr. Hulsizer should you have any questions on this county. He should also be consulted for other census and related data for this county.

This project was conceived and developed by Charles J. Crowley, Demographer, New Jersey State Data Center. Mr. Crowley was also responsible for accessing the 1970 and 1980 census files, producing the tables, and overall design of the reports. He also served as liason with the authors of the county reports.

Clerical support within the Office of Demographic and Economic Analysis was provided by Evette Barther, Randy Belknap, Linda Boyle, and Percola Wilson. Without their tireless, good natured efforts, the completion of this report would not have been possible.

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BERGEN COUNTY CENSUS TRENDS: 1970 to 1980

GENERAL POPULATION TRENDS

Population by Municipality

The population of Bergen County increased continually from 78,411 persons in 1900 to 897,148 in 1970, becoming the second largest county in New Jersey. The growth rate declined to 15% during the 1960s after a period of rapid population growth during the 1950s. The 1980 population count for Bergen County indicates a recent population decline has taken place. As of April 1980, the county's population was 845,385, a decline of 51,763 persons since 1970. This recent trend is directly related to a predominance of smaller households, a lower birth rate, and the natural aging of the population.

The largest municipality is Teaneck Township (39,007), followed by the City of Hackensack (36,039) and Borough of Fort Lee (32,449). Sixteen municipalities in the county experienced population growth, including Franklin Lakes (16.1%), Alpine (15.3%), Cliffside Park (13.6%), and Saddle River (13.4%). The balance of Bergen's 70 municipalities lost population as new residential development failed to offset the universal decline in the average household size. The majority of municipalities with population losses in excess of 10% were located in central Bergen which experienced significant growth during the 1950s. Rockleigh experienced a 37.7% loss in population when the Archdiocese of Newark closed their Saint Joseph's Home for the Blind.

The number of persons per square mile in Bergen County was 3,606 as of 1980, four times the state average. Cliffside Park had the highest population density with 22,358 persons per square mile, followed by Fort Lee (12,980), Garfield (12,763), and Fairview (12,375). Five municipalities had less than 600 persons per square mile in 1980, including four wealthy suburban communities, (Saddle River, Mahwah, Alpine, and Rockleigh) and tiny Teterboro, an industrial complex with only 19 residents.

Components of Change

Bergen County's population declined by 51,763 persons during the 1970s. Population growth by natural means, births minus deaths, totaled 14,047 persons. As a result, the net migration out of the county totaled 65,810 persons.

Table 1.
Total Population, Population Density, and Share of County Population 1970 and 1980
Bergen County

MINOR CIVIL DIVISIONS	TOTAL POPULATION			POP. PER SQ. MILE		% OF COUNTY POP.	
	1970	1980	% CHANGE	1970	1980	1970	1980
BERGEN COUNTY	897,148	845,385	-5.8	3,827	3,606	100.0	100.0
ALLENDALE BOROUGH	6,240	5,901	-5.4	2,080	1,967	0.7	0.7
ALPINE BOROUGH	1,344	1,549	15.3	217	250	0.1	0.2
BERGENFIELD BOROUGH	29,000	25,568	-11.8	9,667	8,523	3.2	3.0
BOGOTA BOROUGH	8,960	8,344	-6.9	12,800	11,920	1.0	1.0
CARLSTADT BOROUGH	6,724	6,166	-8.3	1,601	1,468	0.7	0.7
CLIFFSIDE PARK BOROUGH	18,891	21,464	13.6	19,678	22,358	2.1	2.5
CLOSTER BOROUGH	8,604	8,164	-5.1	2,714	2,575	1.0	1.0
CRESSKILL BOROUGH	8,298	7,609	-8.3	4,149	3,805	0.9	0.9
DEMAREST BOROUGH	5,133	4,963	-3.3	2,444	2,363	0.6	0.6
DUMONT BOROUGH	20,155	18,334	-9.0	11,197	10,186	2.2	2.2
EAST RUTHERFORD BOROUGH	8,536	7,849	-8.0	2,307	2,121	1.0	0.9
EDGEWATER BOROUGH	4,987	4,628	-7.2	7,124	6,611	0.6	0.5
ELMWOOD PARK BOROUGH	20,511	18,377	-10.4	8,204	7,351	2.3	2.2
EMERSON BOROUGH	8,428	7,793	-7.5	3,831	3,542	0.9	0.9
ENGLEWOOD CITY	24,985	23,701	-5.1	5,047	4,788	2.8	2.8
ENGLEWOOD CLIFFS BOROUGH	5,938	5,698	-4.0	3,299	3,166	0.7	0.7
FAIR LAWN BOROUGH	38,040	32,229	-15.3	7,177	6,081	4.2	3.8
FAIRVIEW BOROUGH	10,698	10,519	-1.7	12,586	12,375	1.2	1.2
FORT LEE BOROUGH	30,631	32,449	5.9	12,252	12,980	3.4	3.8
FRANKLIN LAKES BOROUGH	7,550	8,769	16.1	776	901	0.8	1.0
GARFIELD CITY	30,797	26,803	-13.0	14,665	12,763	3.4	3.2
GLEN ROCK BOROUGH	13,011	11,497	-11.6	4,647	4,106	1.5	1.4
HACKENSACK CITY	36,008	36,039	0.1	9,002	9,010	4.0	4.3
HARRINGTON PARK BOROUGH	4,841	4,532	-6.4	2,397	2,244	0.5	0.5
HASBROUCK HEIGHTS BOROUGH	13,651	12,166	-10.9	8,751	7,799	1.5	1.4
HAWORTH BOROUGH	3,760	3,509	-6.7	1,909	1,781	0.4	0.4
HILLSDALE BOROUGH	11,768	10,495	-10.8	4,058	3,619	1.3	1.2
HO-HO-KUS BOROUGH	4,348	4,129	-5.0	2,416	2,294	0.5	0.5
LEONIA BOROUGH	8,847	8,027	-9.3	5,898	5,351	1.0	0.9
LITTLE FERRY BOROUGH	9,064	9,399	3.7	6,043	6,266	1.0	1.1
LODI BOROUGH	25,163	23,956	-4.8	10,988	10,461	2.8	2.8
LYNDHURST TOWNSHIP	22,729	20,326	-10.6	4,836	4,325	2.5	2.4
MAHWAH TOWNSHIP	10,800	12,127	12.3	420	472	1.2	1.4
MAYWOOD BOROUGH	11,087	9,895	-10.8	8,528	7,612	1.2	1.2
MIDLAND PARK BOROUGH	8,159	7,381	-9.5	4,828	4,367	0.9	0.9
MONTVALE BOROUGH	7,327	7,318	-0.1	1,832	1,830	0.8	0.9
MOONACHIE BOROUGH	2,951	2,706	-8.3	1,767	1,620	0.3	0.3
NEW MILFORD BOROUGH	19,149	16,876	-11.9	8,704	7,671	2.1	2.0
NORTH ARLINGTON BOROUGH	18,096	16,587	-8.3	7,238	6,635	2.0	2.0
NORTHVALE BOROUGH	5,177	5,046	-2.5	3,982	3,882	0.6	0.6
NORWOOD BOROUGH	4,398	4,413	0.3	1,517	1,522	0.5	0.5
OAKLAND BOROUGH	14,420	13,443	-6.8	1,585	1,477	1.6	1.6
OLD TAPPAN BOROUGH	3,917	4,168	6.4	1,264	1,345	0.4	0.5
ORADELL BOROUGH	8,903	8,658	-2.8	3,491	3,395	1.0	1.0
PALISADES PARK BOROUGH	13,351	13,732	2.9	10,350	10,645	1.5	1.6
PARAMUS BOROUGH	28,381	26,474	-6.7	2,685	2,505	3.2	3.1
PARK RIDGE BOROUGH	8,709	8,515	-2.2	3,376	3,300	1.0	1.0
RAMSEY BOROUGH	12,571	12,899	2.6	2,131	2,186	1.4	1.5
RIDGEFIELD BOROUGH	11,308	10,294	-9.0	4,349	3,959	1.3	1.2
RIDGEFIELD PARK VILLAGE	13,990	12,738	-8.9	7,286	6,634	1.6	1.5

Table 1.
Total Population, Population Density, and Share of County Population 1970 and 1980
Bergen County

MINOR CIVIL DIVISIONS	TOTAL POPULATION 1970	1980	% CHANGE	POP. PER SQ. MILE 1970	1980	% OF COUNTY POP. 1970	1980
RIDGEWOOD VILLAGE	27,547	25,208	-8.5	4,749	4,346	3.1	3.0
RIVER EDGE BOROUGH	12,850	11,111	-13.5	6,799	5,879	1.4	1.3
RIVER VALE TOWNSHIP	8,883	9,489	6.8	2,115	2,259	1.0	1.1
ROCHELLE PARK TOWNSHIP	6,380	5,603	-12.2	6,135	5,386	0.7	0.7
ROCKLEIGH BOROUGH	308	192	-37.7	314	196	0.0	0.0
RUTHERFORD BOROUGH	20,802	19,068	-8.3	8,001	7,334	2.3	2.3
SADDLE BROOK TOWNSHIP	15,910	14,084	-11.5	5,914	5,236	1.8	1.7
SADDLE RIVER BOROUGH	2,437	2,763	13.4	487	553	0.3	0.3
SOUTH HACKENSACK TOWNSHIP	2,412	2,229	-7.6	4,467	4,128	0.3	0.3
TEANECK TOWNSHIP	42,355	39,007	-7.9	7,179	6,611	4.7	4.6
TENAFLY BOROUGH	14,827	13,552	-8.6	3,370	3,080	1.7	1.6
TETERBORO BOROUGH	19	19	0.0	18	18	0.0	0.0
UPPER SADDLE RIVER BOROUGH	7,949	7,958	0.1	1,590	1,592	0.9	0.9
WALDWICK BOROUGH	12,313	10,802	-12.3	6,006	5,269	1.4	1.3
WALLINGTON BOROUGH	10,284	10,741	4.4	10,494	10,960	1.1	1.3
WASHINGTON TOWNSHIP	10,577	9,550	-9.7	3,412	3,081	1.2	1.1
WESTWOOD BOROUGH	11,105	10,714	-3.5	4,627	4,464	1.2	1.3
WOODCLIFF LAKE BOROUGH	8,311	7,929	-4.6	7,421	7,079	0.9	0.9
WOOD-RIDGE BOROUGH	5,506	5,644	2.5	1,525	1,563	0.6	0.7
WYCKOFF TOWNSHIP	16,039	15,500	-3.4	2,394	2,313	1.8	1.8

Source: Census of Population and Housing 1970 and 1980

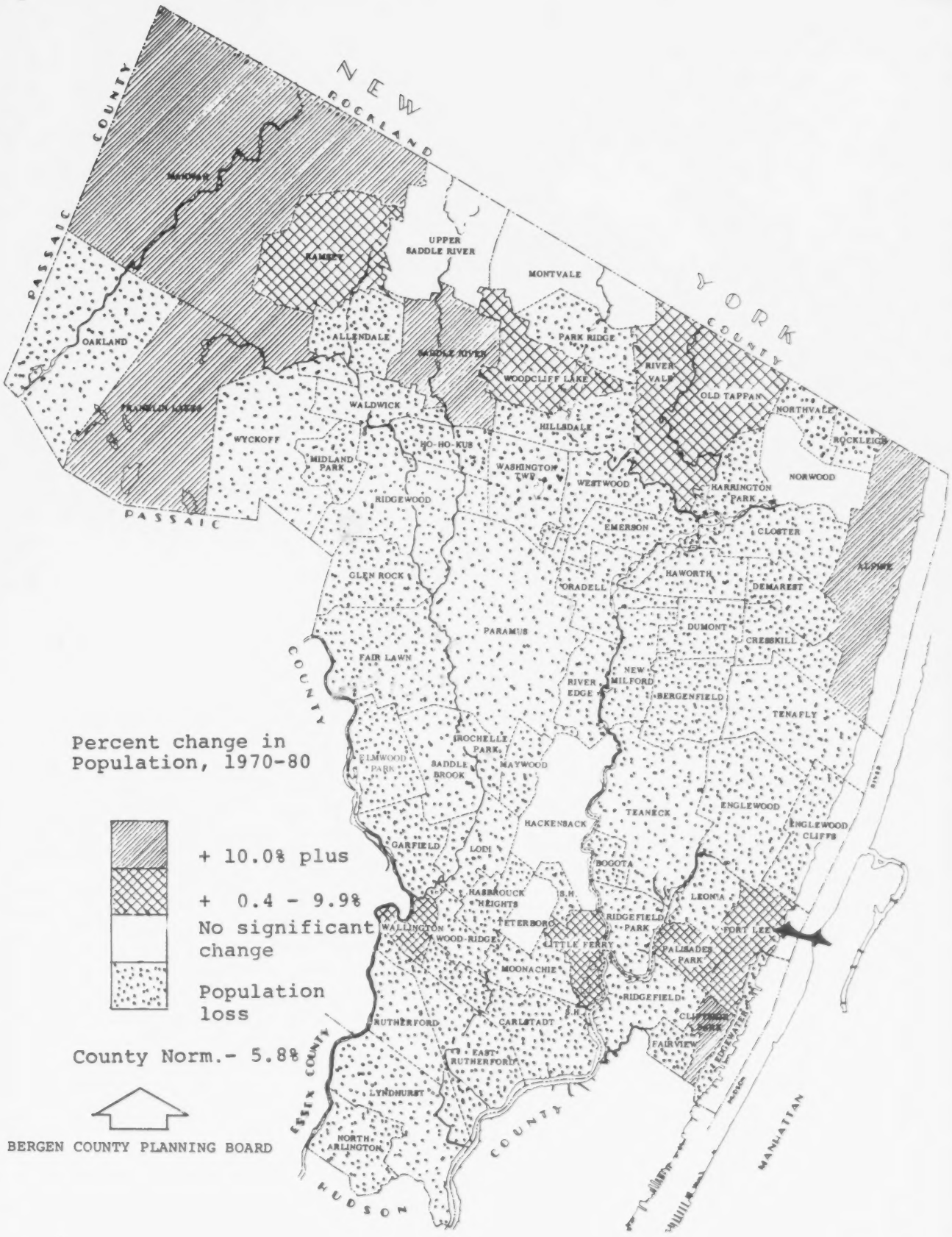

NEW ROCKLAND COUNTY
PASSAIC COUNTY
YORK COUNTY
ESSEX COUNTY
HUDSON COUNTY
MANHATTAN
MAHWAH
RAMSEY
UPPER SADDLE RIVER
MONTVALE
OAKLAND
ALLENDALE
SADDLE RIVER
PARK RIDGE
RIVER VALE
WOODCLIFF LAKE
OLD TAPPAN
NORTHVALE
ROCKLEIGH
FRANKLIN LAKES
WALDWICK
WYCKOFF
HO-HO-KUS
HILLSDALE
MIDLAND PARK
WASHINGTON TWP.
WESTWOOD
HARRINGTON PARK
NORWOOD
RIDGEWOOD
EMERSON
CLOSTER
GLEN ROCK
HAWORTH
DEMAREST
ORADELL
PARAMUS
DUMONT
CRESSKILL
FAIR LAWN
NEW MILFORD
RIVER EDGE
BERGENFIELD
TENAFLY
ROCHELLE PARK
ELMWOOD PARK
SADDLE BROOK
MAYWOOD
TEANECK
ENGLEWOOD
ENGLEWOOD CLIFFS
HACKENSACK
GARFIELD
LODI
BOGOTA
HASBROUCK HEIGHTS
S.H.
LEONIA
RIDGEFIELD PARK
PETERBORO
WALLINGTON
WOOD-RIDGE
LITTLE FERRY
FORT LEE
PALISADES PARK
MOONACHIE
RIDGEFIELD
CLIFFSIDE PARK
RUTHERFORD
CARLSTADT
FAIRVIEW
EAST RUTHERFORD
LYNDHURST
NORTH ARLINGTON
Percent change in Population, 1970-80
+ 10.0% plus
+ 0.4 - 9.9%
No significant change
Population loss
County Norm.- 5.8%
BERGEN COUNTY PLANNING BOARD

Table 2.
Components of Population Change 1970 to 1980
Bergen County

(1) TOTAL POPULATION 1970	897,148
(2) BIRTHS APRIL 1, 1970 TO APRIL 1, 1980	89,299
(3) DEATHS APRIL 1, 1970 TO APRIL 1, 1980	75,251
(4) NATURAL INCREASE = BIRTHS (2) - DEATHS (3)	14,047
(5) 1970 POPULATION (1) + NATURAL INCREASE (4)	911,195
(6) TOTAL POPULATION 1980	845,385
(7) NET MIGRATION = LINE (6) - LINE (5)	-65,810

Sources: Census of Population and Housing 1970 and 1980
New Jersey Department of Health

Table 3.
Residence in 1965 for Persons 5 Years Old and Over in 1970 and Residence in 1975 for Persons 5 Years Old and Over in 1980
Bergen County

	1970 RESIDENCE IN 1965		1980 RESIDENCE IN 1975	
	NUMBER	%	NUMBER	%
PERSONS 5 YEARS OLD AND OVER	834,253	100.0	804,272	100.0
SAME HOUSE	534,061	64.0	543,384	67.6
DIFFERENT HOUSE IN THE U.S.A.:	261,675	31.4	243,224	30.2
SAME COUNTY	131,504	15.8	132,345	16.5
DIFFERENT COUNTY:	130,171	15.6	110,879	13.8
SAME STATE	42,914	5.1	44,911	5.6
DIFFERENT STATE:	87,257	10.5	65,968	8.2
NORTHEAST	65,088	7.8	48,968	6.1
NORTH CENTRAL	8,642	1.0	5,305	0.7
SOUTH	9,474	1.1	8,140	1.0
WEST	4,053	0.5	3,555	0.4
ABROAD	13,129	1.6	17,664	2.2
MOVED, 1965 RESIDENCE NOT REPORTED	25,388	3.0	N.A.	N.A.

Source: Census of Population and Housing 1970 and 1980

The 1970 population according to the 1970 census as originally published was 898,012. However, errors in the tabulations were later found by the bureau and the corrected total was 897,148. Twenty-one municipal totals were also corrected as shown on Table 1. Corrections were also published for the total housing stock, but all of the other census tabulations remain as originally published in 1970.

Migration

The mobility of county residents has been identified by the Census Bureau with a question concerning the place of residence five years ago. In 1980, Bergen's population was slightly less mobile than in 1970, with 67.6% of the population living in the same house. However, 3% of the population did not report their prior residence in 1970, which could have resulted in an overstatement of the reduced mobility during the decade. The 1980 census found 132,345 residents over the age of five, or 16.5% of the population lived in Bergen County, but a different house or apartment. Together with the 543,384 residents who did not move, 84.1% of the county's population has been in residence for five years. Migration into the county from other states accounted for 8.2% of the population, with the northeast United States the primary former residence. Out of state migration into the county exceeded moves from other parts of New Jersey.

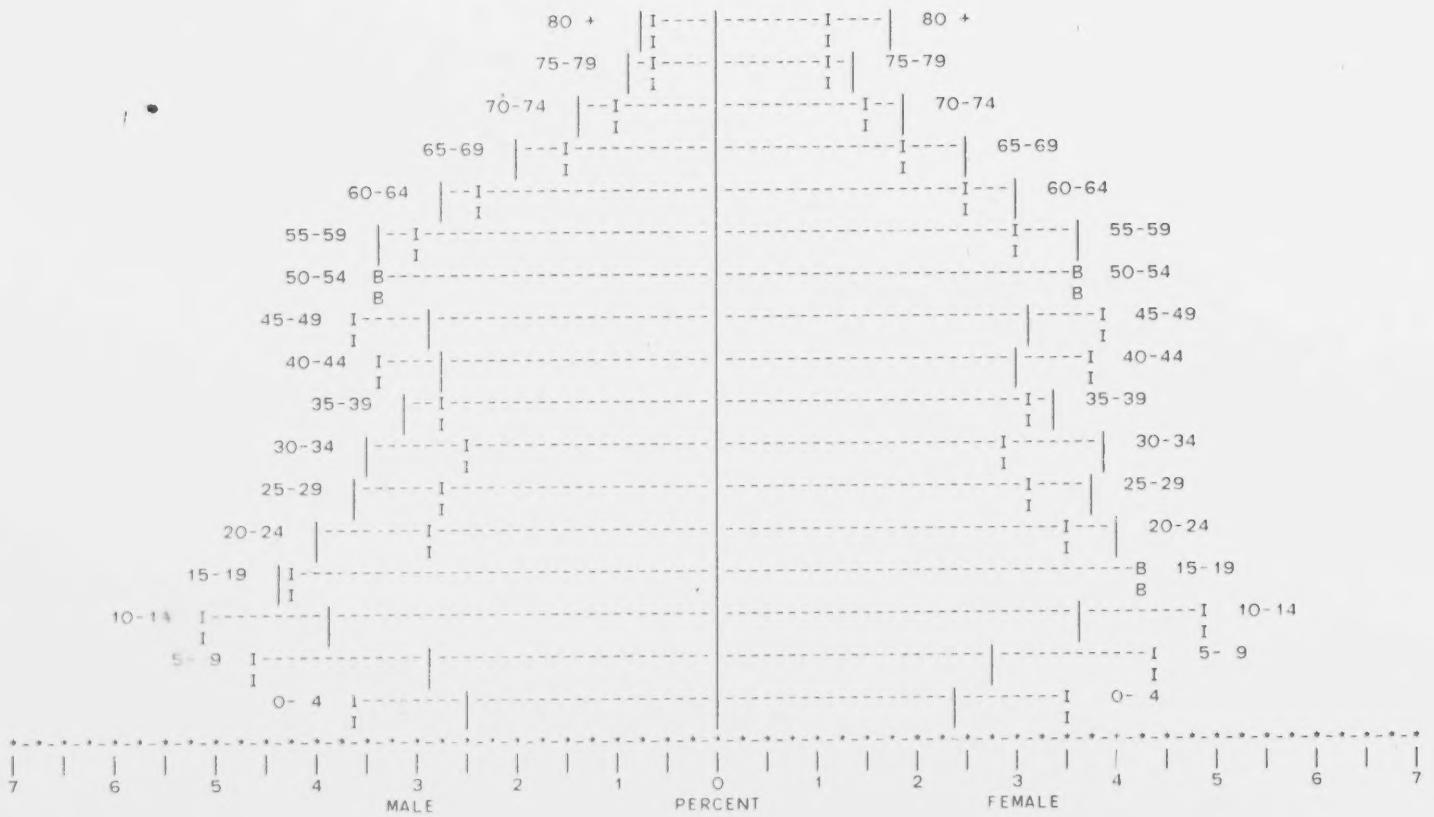
DEMOGRAPHIC CHARACTERISTICS

Age by Sex

The pre-school population under the age of five declined by 21,639, or 34% to 41,969 children during the 1970s. The population loss in the pre-school category was a continuation of a trend which began in the 1960s and has occured only among the white population of the county. The number of births in Bergen County has stabilized since 1972 at an average of 8,328 per year through 1980. If that trend were to continue, the number of pre-school children would not decline further. However, the average number of births during 1981 and 1982 has increased to 8,600 per year as the baby boom population of the 1950s established their own families. As a result, a modest increase in the pre-school population is anticipated during the 1980s.

The school age population, 5-17 years of age declined by 64,739 persons, or 29.2% to 157,166 in 1980. Demographic trends in this age group directly effect the annual public school enrollment in Bergen County. During the 1960s, public school enrollments increased and totalled 180,595 students as of September, 1970. An annual decline occurred during the 1970s, with the total public school enrollment in 1980 falling to 124,827 students, a 30.9% decline. Enrollment trends since 1980 have shown a further decline to 109,634 students in 1983, but the rate of

FIGURE 1.
BERGEN COUNTY AGE GROUPS: 1980 AND 1970



SYMBOL DEFINITIONS
| 1980 DISTRIBUTION
I 1970 DISTRIBUTION
B INTERSECTION OF BOTH DISTRIBUTIONS

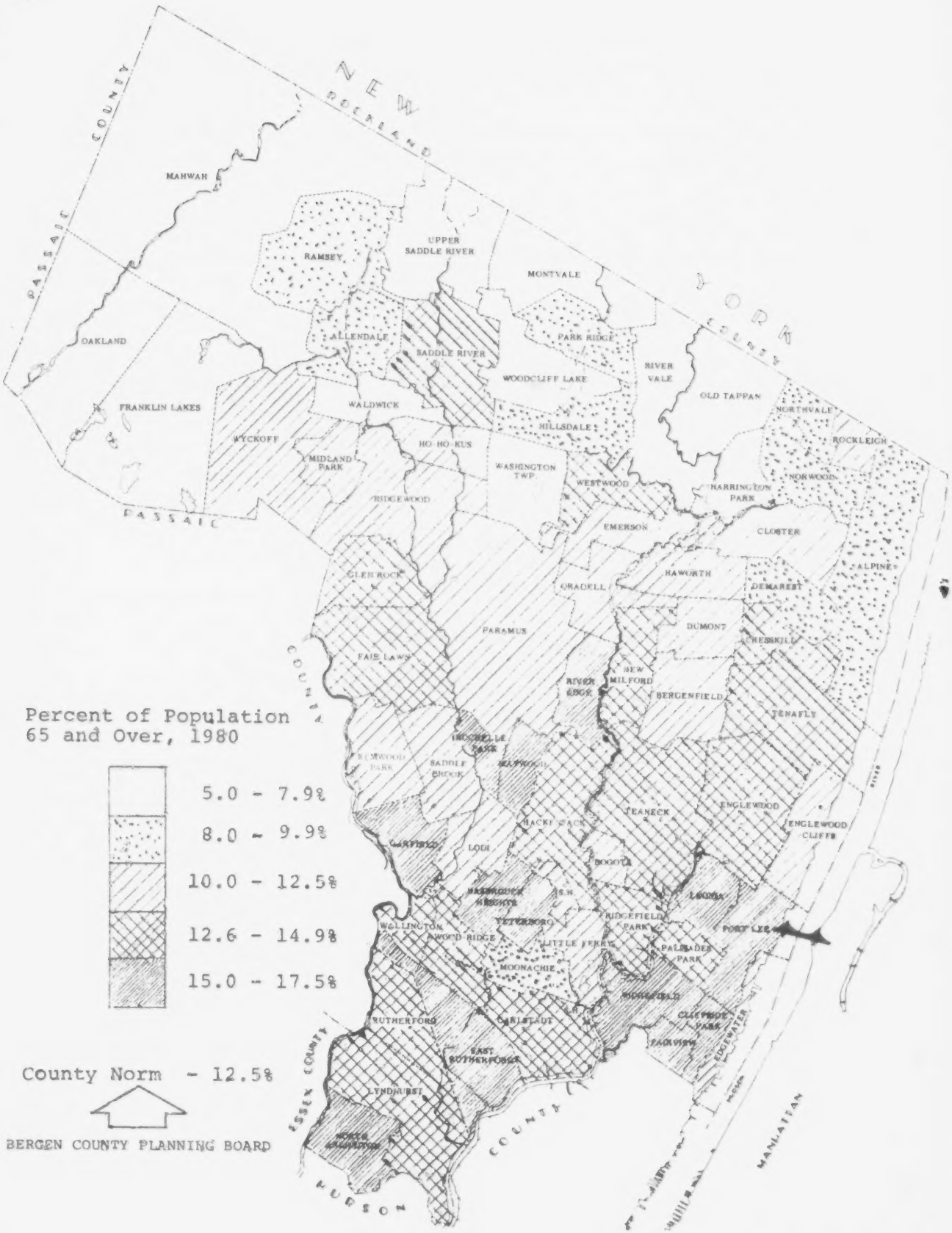
Table 4.
Single Years of Age by Sex, 1970 and 1980
Bergen County

	1970			1980		
	BOTH SEXES	MALE	FEMALE	BOTH SEXES	MALE	FEMALE
ALL AGES	898,012	432,166	465,846	845,385	405,372	440,013
UNDER 5 YEARS	63,608	32,585	31,023	41,969	21,504	20,465
UNDER 1 YEAR	11,909	6,118	5,791	8,542	4,376	4,166
1 YEAR	12,142	6,186	5,956	8,222	4,271	3,951
2 YEARS	12,187	6,268	5,919	8,292	4,285	4,007
3 YEARS	13,260	6,821	6,439	8,265	4,158	4,107
4 YEARS	14,110	7,192	6,918	8,648	4,414	4,234
5 TO 17 YEARS	221,905	113,372	108,533	157,166	80,446	76,720
5 YEARS	15,009	7,647	7,362	8,682	4,432	4,250
6 YEARS	15,849	8,049	7,800	8,684	4,429	4,255
7 YEARS	16,006	8,374	7,632	9,255	4,790	4,465
8 YEARS	16,697	8,491	8,206	9,924	5,110	4,814
9 YEARS	17,154	8,723	8,431	11,543	5,844	5,699
10 YEARS	17,904	9,219	8,685	12,117	6,299	5,818
11 YEARS	17,944	9,114	8,830	11,896	6,062	5,834
12 YEARS	18,062	9,218	8,844	12,358	6,395	5,963
13 YEARS	17,815	9,114	8,701	13,194	6,782	6,412
14 YEARS	17,782	9,047	8,735	13,774	6,982	6,792
15 YEARS	17,685	9,004	8,681	14,924	7,612	7,312
16 YEARS	16,988	8,729	8,259	15,586	7,843	7,743
17 YEARS	17,010	8,643	8,367	15,229	7,866	7,363
18 TO 24 YEARS	82,721	38,554	44,167	94,333	47,156	47,177
18 YEARS	13,786	6,766	7,020	13,579	7,017	6,562
19 YEARS	11,568	5,405	6,163	13,195	6,595	6,600
20 YEARS	11,455	5,272	6,183	13,012	6,439	6,573
21 YEARS	10,882	4,810	6,072	13,241	6,564	6,677
22 YEARS	12,146	5,539	6,607	13,820	6,850	6,970
23 YEARS	12,769	5,951	6,818	13,816	6,905	6,911
24 YEARS	10,115	4,811	5,304	13,670	6,786	6,569
25 TO 54 YEARS	348,315	166,385	181,930	338,321	162,432	175,889
25 YEARS	10,135	4,706	5,429	13,182	6,613	6,569
26 YEARS	10,607	4,977	5,630	12,513	6,243	6,270
27 YEARS	11,964	5,750	6,214	12,573	6,237	6,336
28 YEARS	10,223	4,901	5,322	11,879	5,806	6,073
29 YEARS	9,537	4,545	4,992	12,314	6,057	6,257
30 YEARS	9,556	4,416	5,140	12,346	6,012	6,334
31 YEARS	9,394	4,456	4,938	12,191	5,848	6,343
32 YEARS	9,421	4,393	5,028	13,176	6,267	6,909
33 YEARS	9,507	4,504	5,003	13,427	6,393	7,034
34 YEARS	9,966	4,798	5,168	10,888	5,190	5,698
35 YEARS	9,803	4,590	5,213	10,909	5,188	5,721
36 YEARS	9,760	4,567	5,193	11,206	5,307	5,899
37 YEARS	10,572	4,993	5,579	12,199	5,815	6,384
38 YEARS	10,924	5,315	5,609	10,363	4,903	5,460
39 YEARS	11,514	5,473	6,041	10,149	4,758	5,391
40 YEARS	12,517	5,923	6,594	9,952	4,719	5,233
41 YEARS	12,351	5,956	6,395	9,797	4,620	5,177
42 YEARS	12,909	6,231	6,678	9,597	4,535	5,062
43 YEARS	13,168	6,289	6,879	9,528	4,583	4,945
44 YEARS	13,407	6,431	6,976	9,722	4,754	4,968
45 YEARS	13,452	6,442	7,010	9,614	4,560	5,054
46 YEARS	13,476	6,521	6,955	9,472	4,426	5,046
47 YEARS	13,701	6,508	7,193	10,277	4,946	5,331
48 YEARS	13,954	6,707	7,247	10,202	4,867	5,335
49 YEARS	13,513	6,605	6,908	11,331	5,409	5,922

Table 4.
Single Years of Age by Sex, 1970 and 1980
Bergen County

	1970			1980		
	BOTH SEXES	MALE	FEMALE	BOTH SEXES	MALE	FEMALE
50 YEARS	13,577	6,570	7,007	11,734	5,552	6,182
51 YEARS	12,842	6,180	6,662	11,550	5,489	6,061
52 YEARS	12,660	6,100	6,560	11,965	5,746	6,219
53 YEARS	11,967	5,733	6,234	12,099	5,845	6,254
54 YEARS	11,938	5,805	6,133	12,166	5,744	6,422
55 TO 59 YEARS	53,905	26,433	27,472	59,485	28,650	30,835
55 YEARS	11,640	5,707	5,933	11,987	5,797	6,190
56 YEARS	11,140	5,433	5,707	11,939	5,724	6,215
57 YEARS	10,693	5,237	5,456	11,950	5,699	6,251
58 YEARS	10,378	5,065	5,313	11,942	5,733	6,209
59 YEARS	10,054	4,991	5,063	11,667	5,697	5,970
60 TO 64 YEARS	42,842	20,836	22,006	48,835	23,274	25,561
60 YEARS	9,777	4,843	4,934	10,674	5,152	5,522
61 YEARS	9,145	4,403	4,742	10,190	4,927	5,263
62 YEARS	8,718	4,233	4,485	9,930	4,677	5,253
63 YEARS	7,745	3,707	4,038	9,078	4,314	4,764
64 YEARS	7,457	3,650	3,807	8,963	4,204	4,759
65 YEARS & OVER	84,716	34,001	50,715	105,276	41,910	63,366
65 YEARS	6,874	3,198	3,676	8,593	3,960	4,633
66 YEARS	6,426	3,028	3,398	7,838	3,605	4,233
67 YEARS	6,042	2,665	3,377	7,402	3,353	4,049
68 YEARS	5,428	2,325	3,103	7,070	3,142	3,928
69 YEARS	5,510	2,258	3,252	6,764	2,973	3,791
70 YEARS	5,326	2,191	3,135	6,169	2,655	3,514
71 YEARS	4,718	1,878	2,840	5,907	2,451	3,456
72 YEARS	4,441	1,759	2,682	5,584	2,361	3,223
73 YEARS	4,381	1,713	2,668	4,961	1,942	3,019
74 YEARS	4,367	1,672	2,695	4,744	1,902	2,842
75 YEARS	3,827	1,492	2,335	4,360	1,706	2,654
76 YEARS	3,550	1,321	2,229	4,054	1,553	2,501
77 YEARS	3,180	1,235	1,945	3,631	1,375	2,456
78 YEARS	2,765	1,067	1,698	3,276	1,151	2,125
79 YEARS	2,629	932	1,697	3,451	1,171	2,280
80 YEARS	2,412	834	1,578	2,959	1,025	1,934
81 YEARS	2,178	732	1,446	2,678	859	1,819
82 YEARS	1,852	670	1,182	2,396	760	1,636
83 YEARS	1,567	522	1,045	2,178	692	1,486
84 YEARS	1,344	439	905	2,131	642	1,489
85 YEARS	1,208	419	789	1,730	540	1,190
86 YEARS	929	329	600	1,439	429	1,010
87 YEARS	787	279	508	1,239	390	849
88 YEARS	567	186	381	924	268	656
89 YEARS	516	141	375	856	260	596
90 YEARS	399	132	267	711	178	533
91 YEARS	243	80	163	575	164	411
92 YEARS	221	71	150	389	93	296
93 YEARS	178	50	128	309	91	218
94 YEARS	130	31	99	216	52	164
95 YEARS	83	28	55	148	44	104
96 YEARS	61	14	47	133	48	85
97 YEARS	51	14	37	91	29	62
98 YEARS	41	14	27	52	13	39
99 YEARS	33	7	26	34	10	24
100 YEARS & OVER	452	275	177	84	23	61

Source: Census of Population and Housing 1970 and 1980


PASSAIC COUNTY
NEW ROCKLAND
BERGEN COUNTY
MAHWAH
RAMSEY
UPPER SADDLE RIVER
MONTVALE
OAKLAND
ALLENDALE
SADDLE RIVER
PARK RIDGE
WOODCLIFF LAKE
RIVER VALE
OLD TAPPAN
NORTHVALE
ROCKLEIGH
FRANKLIN LAKES
WALDWICK
HILLSDALE
RYCKOFF
MIDLAND PARK
HO-HO-KUS
WASHINGTON TWP.
WESTWOOD
HARRINGTON PARK
NORWOOD
RIDGEWOOD
EMERSON
CLOSTER
GLEN ROCK
HAWORTH
ALPINE
CRADELL
DEMAREST
PARAMUS
DUMONT
CRESSKILL
FAIR LAWN
NEW MILFORD
RIVER EDGE
BERGENFIELD
TENAFLY
SADDLE BROOK
TEANECK
ENGLEWOOD
ENGLEWOOD CLIFFS
HACKENSACK
LODI
GARFIELD
BOGOTA
LEONIA
S.H.
RIDGEFIELD PARK
FORT LEE
WOOD-RIDGE
LITTLE FERRY
PALISADES PARK
MOONACHIE
RIDGEFIELD
CLIFFSIDE PARK
EDGEWATER
RUTHERFORD
CARLSTADT
EAST RUTHERFORD
LYNDHURST
ESSEX COUNTY
HUDSON COUNTY
MANHATTAN
Percent of Population 65 and Over, 1980
5.0 - 7.9%
8.0 - 9.9%
10.0 - 12.5%
12.6 - 14.9%
15.0 - 17.5%
County Norm - 12.5%
BERGEN COUNTY PLANNING BOARD

decline has slowed. As a result, a period of population stability is anticipated during the late 1980s before modest growth returns to the school age population.

The late teen and young adult population, 18 to 24 years of age, increased by 11,612, or 14.0% to 94,334 persons in 1980. This age group experienced substantial growth during the 1960s, however future growth will be modest as the declining teenage population matures. The late teen and young adult population is either enrolled in institutions of higher education or training programs, have joined the armed forces, or are the newest members of the civilian labor force, both full- and part-time. In general, they are in a transition stage in life and are highly mobile. In Bergen County, population growth in this age group will always be limited since college students and the military are counted by the census at their place of residence, not their parents' home. With the exception of Mahwah, Rutherford, and Teaneck (which are college towns), Bergen has traditionally lost a portion of its late teen and young adult population to other states.

The adult population, 25 to 54 years of age declined by 9,994 persons, or 2.9% to 338,321 in 1980. As shown on Table 4, Bergen County's adult population increased in each age cohort for persons 25 to 37 years of age in 1980 and declined in each age group for persons 38 to 52 years of age. The explanation for this phenomenon is not related to the availability of housing nor economic opportunities in the county. Rather, the national birth rate was significantly lower than normal from 1929 through 1942 as a result of the depression. As a result, Bergen County's adult population growth has been limited to persons born during the 1920s and the baby boom population which started as early as 1943 when the war mobilization began. Bergen County can also expect population losses during the 1980s among residents who will be 48 to 62 years of age in 1990.

By specific age group, the adult population in their late twenties and early thirties increased by 24,179, or 24.1% during the 1970s. The population in their late thirties and early forties declined by 13,503 persons, or 11.5% during the decade, as did the population in their late forties and early fifties which declined by 20,770 persons, or 15.8%.

The adult population, 55 to 59 years of age increased by 5,580 persons, or 10.4% to 59,485 in 1980. The age group from 60 to 64 years of age also increased during the 1980s by 5,993 persons, or 13.9% to 48,835. This population cohort was born between 1915 and 1925 and includes the last large wave of immigrants to the United States prior to the establishment of a quota system in 1921. As a group, the 55 to 64 year olds will experience a significant population decline during the 1980s as the depression babies mature.

The elderly population, 65 years of age and older increased by 20,560 persons, or 24.3% to 105,276 in 1980. This group also

increased by 32.1% during the 1960s in Bergen County. Together with the young adult population 24 to 34 years of age, they were the fastest growing age cohorts in the county during the 1970s. In 1980, 96.6% of the elderly population were white. Many were also first or second generation Americans who came to the United States during the peak years for European immigration, 1880-1920.

Future increases are anticipated in the county's elderly population despite significant migration to south Florida as the average life expectancy continues to lengthen. In 1960, the elderly over 65 represented 8.2% of the total county population. By 1980, they had increased to 12.5% and are expected to represent 13.5% of the county's population by the end of the decade.

As a result of the greying of the county, the median age in Bergen County has increased from 33.0 years in 1970 to 35.5 years in 1980. Only Cape May County (37.4 years) and Ocean County (35.5 years) have a median age which is equal to or higher than Bergen County.

In Bergen, the elderly population, 85 years of age and older, increased by 3,031, or 51.4% to 8,930 during the 1970s. The 1970 census reported that Bergen County had 452 persons who were 100 years of age or older, compared to 84 persons in 1980. The 1970 data is correct as published, but does not appear to be accurate. No logical explanation for the count could be found in the technical materials provided by the census; therefore, the suggestion is made to limit the use of this information to the 85 and older category.

Race

The population of Bergen County declined from 897,148 to 845,385, or 5.8%. By race, the black population increased by 8,128 persons, or 32.6% to 33,043 in 1980. As a group, the black population represents 3.9% of the county, up from 2.8% in 1970. A total of 761 persons identified themselves as both black, a racial identification and persons of Spanish origin. By municipality, Englewood had the largest black community in Bergen County with 9,629 persons (40.6% of the city), followed by Teaneck with 9,184 (23.5% of the Township), and Hackensack with 7,497 (20.8% of the city) in 1980. Together, the three municipalities account for 79.6% of the black population in the county as of 1980, compared to 82.1% in 1970. Other municipalities with over 400 black residents include Bergenfield (456), Fort Lee (551), Ridgewood (502), Rutherford (471), and Westwood (628).

The 1980 census identified 15 racial groups compared to only nine in 1970. Further, approximately 14% of the Hispanic population in the county identified their race as "other" in 1980 rather than white. As a result, the white, Asian or "other" racial categories should not be compared individually by decade. Together, this group declined by 60,755 persons, or 7.0% to 812,342 in 1980. The white population totalled 784,834 persons in 1980, or 92.8% of the county.

Table 5.
Population by Race in 1970 and 1980
Bergen County

ALL RACES	
1970 POPULATION	898,012
1980 POPULATION	845,385
% CHANGE 1970-1980	-5.9
WHITE AND OTHER	
1970 POPULATION	873,097
1980 POPULATION	812,342
% CHANGE 1970-1980	-7.0
BLACK	
1970 POPULATION	24,915
1980 POPULATION	33,043
% CHANGE 1970-1980	32.6

1970 RACE GROUPS			1980 RACE GROUPS		
ALL RACES	898,012	100.0	ALL RACES	845,385	100.0
WHITE	868,477	96.7	WHITE	784,834	92.8
BLACK	24,915	2.8	BLACK	33,043	3.9
AMERICAN INDIAN	343	0.0	AMERICAN INDIAN	676	0.1
			ESKIMO	14	0.0
			ALEUT	16	0.0
JAPANESE	1,177	0.1	JAPANESE	4,745	0.6
CHINESE	1,372	0.2	CHINESE	4,126	0.5
FILIPINO	361	0.0	FILIPINO	3,384	0.4
KOREAN	337	0.0	KOREAN	3,087	0.4
			ASIAN INDIAN	4,069	0.5
			VIETNAMESE	251	0.0
HAWAIIAN	23	0.0	HAWAIIAN	35	0.0
			GUAMANIAN	15	0.0
			SAMOAN	11	0.0
OTHER	1,007	0.1	OTHER	7,079	0.8

Source: Census of Population and Housing 1970 and 1980

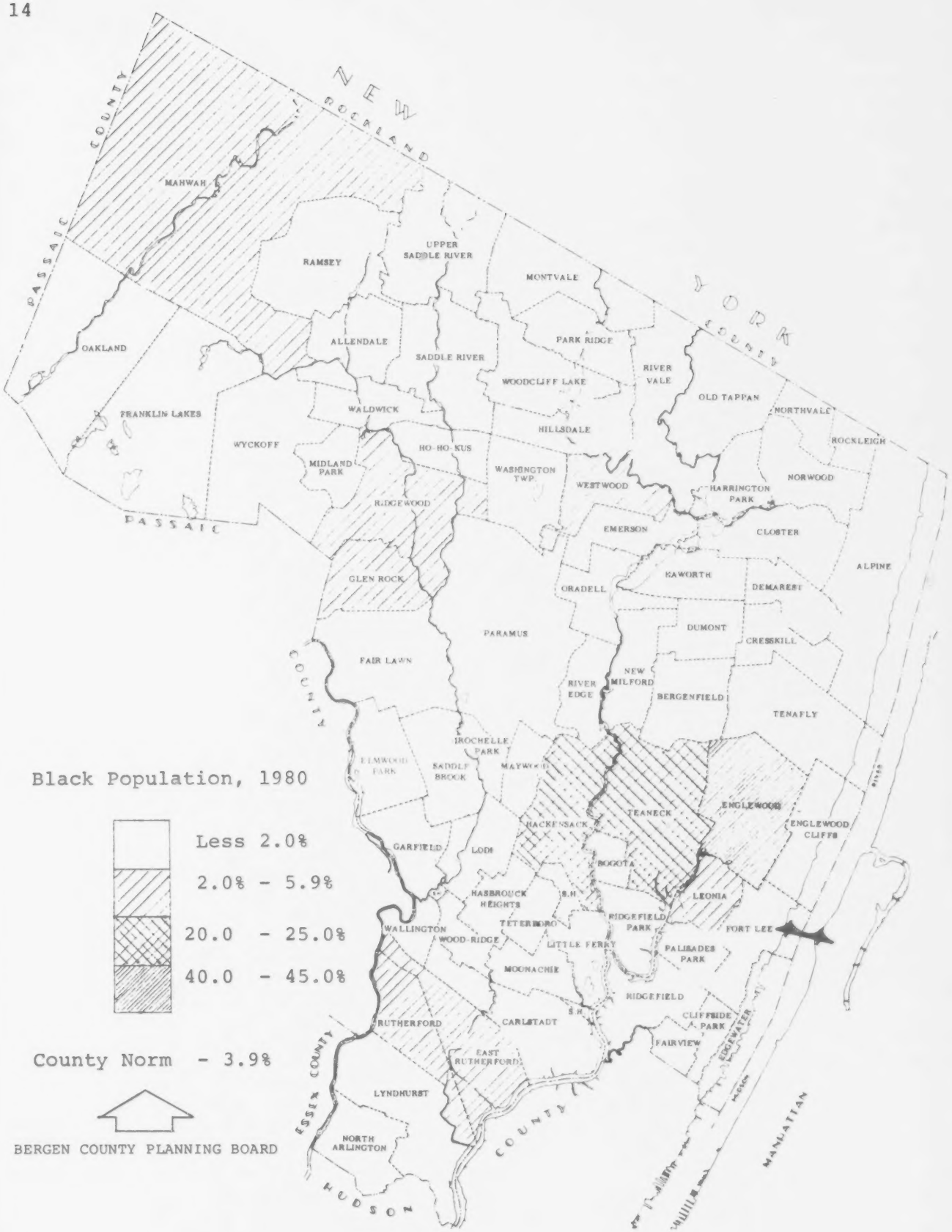

NEW YORK
PASSAIC COUNTY
BERGEN COUNTY
ESSEX COUNTY
HUDSON
MANHATTAN
RIVER
MAHWAH
RAMSEY
UPPER SADDLE RIVER
MONTVALE
OAKLAND
ALLENDALE
SADDLE RIVER
PARK RIDGE
WOODCLIFF LAKE
RIVER VALE
OLD TAPPAN
NORTHVALE
ROCKLEIGH
FRANKLIN LAKES
WALDWICK
HILLSDALE
WYCKOFF
MIDLAND PARK
HO-HO-KUS
WASHINGTON TWP.
WESTWOOD
HARRINGTON PARK
NORWOOD
RIDGEWOOD
EMERSON
CLOSTER
ALPINE
GLEN ROCK
ORADELL
HAWORTH
DEMAREST
PARAMUS
DUMONT
CRESSKILL
FAIR LAWN
NEW MILFORD
RIVER EDGE
BERGENFIELD
TENAFLY
ELMWOOD PARK
NEW ROCHELLE PARK
SADDLE BROOK
MAYWOOD
TEANECK
ENGLEWOOD
ENGLEWOOD CLIFFS
HACKENSACK
GARFIELD
LODI
BOGOTA
HASBROUCK HEIGHTS
S.H.
LEONIA
RIDGEFIELD PARK
FORT LEE
WALLINGTON
TETERBORO
WOOD-RIDGE
LITTLE FERRY
PALISADES PARK
MOONACHIE
RIDGEFIELD
RUTHERFORD
CARLSTADT
S.H.
CLIFFSIDE PARK
FAIRVIEW
EAST RUTHERFORD
LYNDHURST
NORTH ARLINGTON
Black Population, 1980
Less 2.0%
2.0% - 5.9%
20.0 - 25.0%
40.0 - 45.0%
County Norm - 3.9%
BERGEN COUNTY PLANNING BOARD

Table 6.
Number and Percent Black Population in 1970 and 1980
Bergen County

	1970			1980		
	ALL RACES	BLACK NUMBER	%	ALL RACES	BLACK NUMBER	%
BERGEN COUNTY	898,012	24,915	2.8	845,385	33,043	3.9
ALLENDALE BOROUGH	6,240	4	0.1	5,901	15	0.3
ALPINE BOROUGH	1,344	10	0.7	1,549	19	1.2
BERGENFIELD BOROUGH	33,131	152	0.5	25,568	456	1.8
BOGOTA BOROUGH	8,125	16	0.2	8,344	51	0.6
CARLSTADT BOROUGH	7,947	35	0.4	6,166	10	0.2
CLIFFSIDE PARK BOROUGH	14,387	10	0.1	21,464	215	1.0
CLOSTER BOROUGH	8,604	85	1.0	8,164	81	1.0
CRESSKILL BOROUGH	7,164	26	0.4	7,609	50	0.7
DEMAREST BOROUGH	6,262	19	0.3	4,963	37	0.7
DUMONT BOROUGH	17,534	30	0.2	18,334	87	0.5
EAST RUTHERFORD BOROUGH	8,536	212	2.5	7,849	184	2.3
EDGEWATER BOROUGH	4,849	22	0.5	4,628	64	1.4
ELMWOOD PARK BOROUGH	22,749	19	0.1	18,377	75	0.4
EMERSON BOROUGH	8,428	17	0.2	7,793	34	0.4
ENGLEWOOD CITY	24,985	8,208	32.9	23,701	9,629	40.6
ENGLEWOOD CLIFFS BOROUGH	5,938	75	1.3	5,698	44	0.8
FAIR LAWN BOROUGH	37,975	64	0.2	32,229	65	0.2
FAIRVIEW BOROUGH	10,698	6	0.1	10,519	14	0.1
FORT LEE BOROUGH	30,631	202	0.7	32,449	551	1.7
FRANKLIN LAKES BOROUGH	7,550	10	0.1	8,769	13	0.1
GARFIELD CITY	30,722	363	1.2	26,803	298	1.1
GLEN ROCK BOROUGH	13,011	309	2.4	11,497	317	2.8
HACKENSACK CITY	35,911	6,008	16.7	36,039	7,497	20.8
HARRINGTON PARK BOROUGH	4,841	6	0.1	4,532	44	1.0
HASBROUCK HEIGHTS BOROUGH	13,651	6	0.0	12,166	11	0.1
HAWORTH BOROUGH	3,760	56	1.5	3,509	62	1.8
HILLSDALE BOROUGH	11,768	19	0.2	10,495	41	0.4
HO-HO-KUS BOROUGH	4,348	7	0.2	4,129	6	0.1
LEONIA BOROUGH	8,847	203	2.3	8,027	198	2.5
LITTLE FERRY BOROUGH	9,042	15	0.2	9,399	117	1.2
LODI BOROUGH	25,213	118	0.5	23,956	354	1.5
LYNDHURST TOWNSHIP	22,729	7	0.0	20,326	8	0.0
MAHWAH TOWNSHIP	10,539	276	2.6	12,127	381	3.1
MAYWOOD BOROUGH	11,087	14	0.1	9,895	21	0.2
MIDLAND PARK BOROUGH	8,159	7	0.1	7,381	3	0.0
MONTVALE BOROUGH	7,327	7	0.1	7,318	15	0.2
MOONACHIE BOROUGH	2,937	3	0.1	2,706	3	0.1
NEW MILFORD BOROUGH	20,201	35	0.2	16,876	115	0.7
NORTH ARLINGTON BOROUGH	18,096	0	0.0	16,587	7	0.0
NORTHVALE BOROUGH	5,177	4	0.1	5,046	3	0.1
NORWOOD BOROUGH	4,398	6	0.1	4,413	8	0.2
OAKLAND BOROUGH	14,420	19	0.1	13,443	94	0.7
OLD TAPPAN BOROUGH	3,917	3	0.1	4,168	16	0.4
ORADELL BOROUGH	8,903	13	0.1	8,658	12	0.1
PALISADES PARK BOROUGH	13,351	13	0.1	13,732	35	0.3
PARAMUS BOROUGH	29,495	142	0.5	26,474	112	0.4
PARK RIDGE BOROUGH	8,709	32	0.4	8,515	47	0.6
RAMSEY BOROUGH	12,571	7	0.1	12,899	68	0.5
RIDGEFIELD BOROUGH	11,308	11	0.1	10,294	13	0.1
RIDGEFIELD PARK VILLAGE	14,453	8	0.1	12,738	59	0.5

Table 6.
Number and Percent Black Population in 1970 and 1980
Bergen County

	1970			1980		
	ALL RACES	BLACK NUMBER	%	ALL RACES	BLACK NUMBER	%
RIDGEWOOD VILLAGE	27,547	415	1.5	25,208	502	2.0
RIVER EDGE BOROUGH	12,850	18	0.1	11,111	6	0.1
RIVER VALE TOWNSHIP	8,883	11	0.1	9,489	44	0.5
ROCHELLE PARK TOWNSHIP	6,380	1	0.0	5,603	0	0.0
ROCKLEIGH BOROUGH	308	12	3.9	192	3	1.6
RUTHERFORD BOROUGH	20,802	402	1.9	19,068	471	2.5
SADDLE BROOK TOWNSHIP	15,098	10	0.1	14,084	41	0.3
SADDLE RIVER BOROUGH	2,437	11	0.5	2,763	13	0.5
SOUTH HACKENSACK TOWNSHIP	2,459	79	3.2	2,229	23	1.0
TEANECK TOWNSHIP	42,355	6,232	14.7	39,007	9,184	23.5
TENAFLY BOROUGH	14,827	73	0.5	13,552	81	0.6
TETERBORO BOROUGH	14	0	0.0	19	0	0.0
UPPER SADDLE RIVER BOROUGH	7,949	19	0.2	7,958	71	0.9
WALDWICK BOROUGH	12,313	15	0.1	10,802	41	0.4
WALLINGTON BOROUGH	10,284	23	0.2	10,741	146	1.4
WASHINGTON TOWNSHIP	10,577	30	0.3	9,550	33	0.3
WESTWOOD BOROUGH	11,105	591	5.3	10,714	628	5.9
WOODCLIFF LAKE BOROUGH	5,506	20	0.4	5,644	18	0.3
WOOD-RIDGE BOROUGH	8,311	3	0.0	7,929	20	0.3
WYCKOFF TOWNSHIP	16,039	11	0.1	15,500	59	0.4

Source: Census of Population and Housing 1970 and 1980

The American Indian population increased by 333 persons, or 97% to 676 in 1980. Together with the Eskimo and Aleut population, Mahwah with 221 persons, 32.7% of the county total, and Hackensack with 50 persons.

The Japanese population has increased by 3,568 persons or 303% to 4,745 in 1980. Fort Lee had 1,944 Japanese residents, or 40.1% of the county total, followed by Palisades Park with 489 persons. The Chinese population increased by 2,754 persons, or 200% to 4,126 in 1980. The Chinese population is located throughout the county with the largest communities in Fort Lee (285 persons), Teaneck (263), and Englewood Cliffs (234). The Filipino population increased by 3,023 residents, or 837% to 3,384 in 1980. Bergen County municipalities with a significant Filipino population include Teaneck (474 persons), Englewood (354), Bergenfield (269), and Paramus (222). The Korean population increased by 2,750 residents, or 816% to 3,087 in 1980. Like the Chinese, they are located throughout the county with a community of 388 persons in Fort Lee. The Asian Indian population numbered 4,069 persons in 1980 and are predominantly located in the central Bergen communities of Teaneck (436 persons), Paramus (239), Bergenfield (236), Elmwood Park (205), and Hackensack (202). In total, the Asian and Pacific Islander population in Bergen County increased by 15,446 persons, or 361% to 19,723 in 1980 and now account for 2.3% of the county's population.

Ancestry and Spanish Origin

In 1980, the census identified the ancestry of the entire county population in single or multiple ancestry groups for the first time. In 1970, the ethnic tabulatons were for only first and second generation residents, just over 39% of the county's population. The largest single ancestry group in the county as of 1980 was Italian with 140,773 residents, or 16.7% of the total. Italian and other groups account for an additional 68,786 residents, or 8.1%. Together, persons of Italian heritage represented nearly 25% of the county's population in 1980.

The second largest ethnic group in the county are persons of Irish ancestry. In 1980, 62,911, or 7.4%, were Irish and 110,884 persons, or 13.1% were Irish and other groups. Together, persons of Irish ancestry accounted for 20.5% of the county's population in 1980. The third major ancestry group in Bergen County is German. In 1980, 54,715 persons, or 6.5% were of German ancestry and 110,482 persons, or 13.1% were German and other groups. In total, 19.6% of the county was identified as of German ancestry. The fourth largest group was English or English and other groups which accounts for an additional 10.5% of the county. Seventy-five percent of the population in Bergen County have ancestral ties of four European countries specifically Italy, Ireland, Germany, and Great Britian.

Table 7.
Selected Single and Multiple Ancestry Groups in 1980
Bergen County

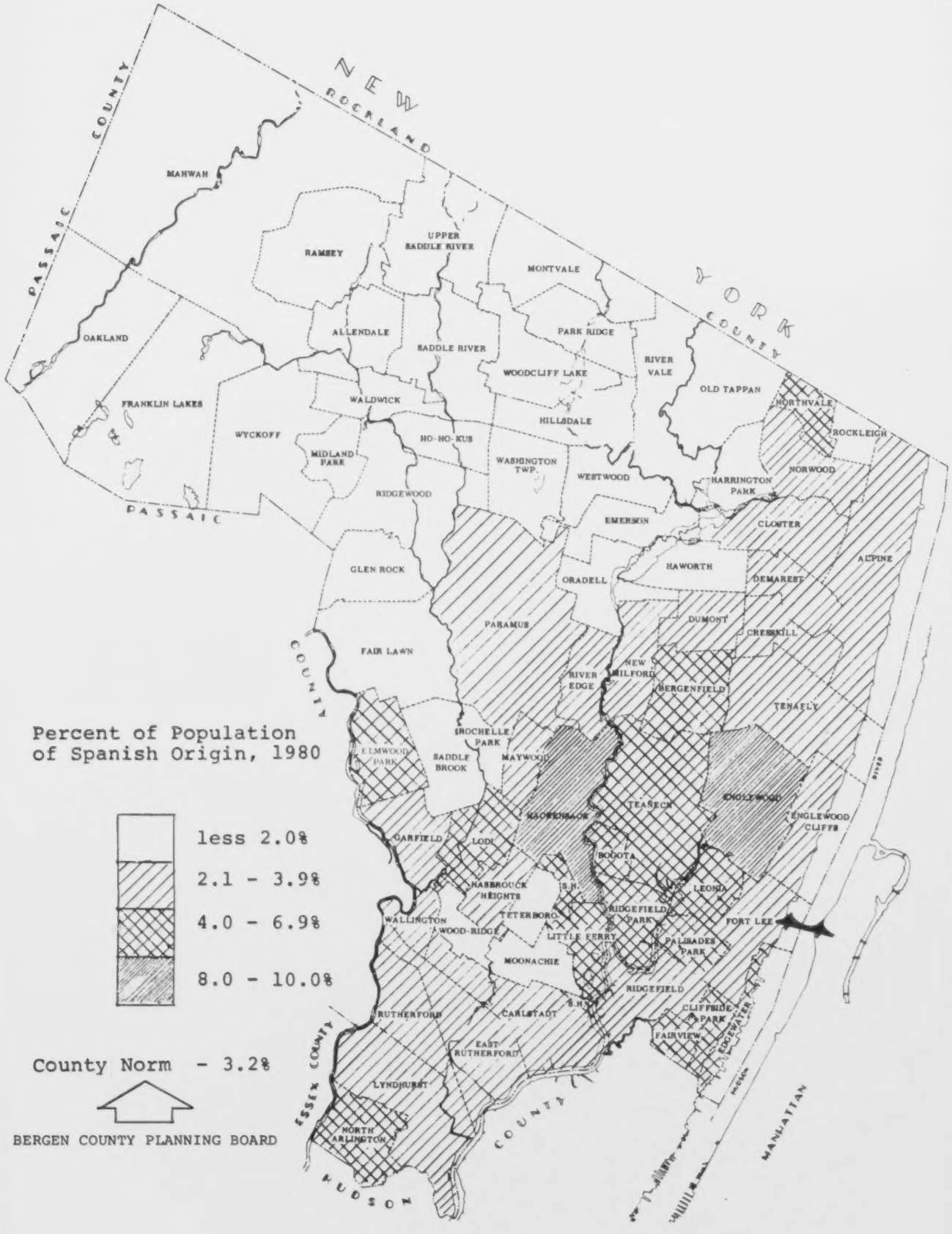
	NUMBER	PERCENT
ALL PERSONS	845,385	100.0
SINGLE ANCESTRY GROUP:		
DUTCH	8,895	1.1
ENGLISH	25,120	3.0
FRENCH	4,229	0.5
GERMAN	54,715	6.5
GREEK	9,111	1.1
HUNGARIAN	7,347	0.9
IRISH	62,911	7.4
ITALIAN	140,773	16.7
NORWEGIAN	2,422	0.3
POLISH	38,431	4.5
PORTUGUESE	1,662	0.2
RUSSIAN	18,515	2.2
SCOTTISH	5,015	0.6
SWEDISH	2,933	0.3
UKRAINIAN	3,931	0.5
OTHER SINGLE ANCESTRY	109,808	13.0
MULTIPLE ANCESTRY GROUP	268,573	31.8
ANCESTRY NOT SPECIFIED:		
OTHER	44,195	5.2
NOT REPORTED	36,799	4.4
SELECTED MULTIPLE ANCESTRY GROUPS: 1/		
ENGLISH AND OTHER GROUP(S)	63,146	7.5
FRENCH AND OTHER GROUP(S)	20,967	2.5
GERMAN AND OTHER GROUP(S)	110,482	13.1
IRISH AND OTHER GROUP(S)	110,884	13.1
ITALIAN AND OTHER GROUP(S)	68,786	8.1
POLISH AND OTHER GROUP(S)	34,537	4.1

1/ Persons may be included in more than one multiple ancestry group.
Source: Census of Population and Housing 1980

Table 8.
Spanish Origin Groups 1980
Bergen County

ALL PERSONS	845,385	100.0
NOT OF SPANISH ORIGIN	816,612	96.6
SPANISH ORIGIN	28,773	3.4
MEXICAN	1,047	0.1
PUERTO RICAN	6,544	0.8
CUBAN	4,510	0.5
OTHER SPANISH ORIGIN	16,672	2.0

Source: Census of Population and Housing 1980


Percent of Population
of Spanish Origin, 1980
less 2.0%
2.1 - 3.9%
4.0 - 6.9%
8.0 - 10.0%
County Norm - 3.2%
BERGEN COUNTY PLANNING BOARD
NEW ROCKLAND
PASSAIC COUNTY
YORK COUNTY
ESSEX COUNTY
HUDSON COUNTY
MAHWAH
RAMSEY
UPPER SADDLE RIVER
MONTVALE
OAKLAND
ALLENDALE
SADDLE RIVER
PARK RIDGE
RIVER VALE
OLD TAPPAN
WOODCLIFF LAKE
FRANKLIN LAKES
WALDWICK
HILLSDALE
NORTHVALE
ROCKLEIGH
WYCKOFF
HO-HO-KUS
MIDLAND PARK
WASHINGTON TWP.
WESTWOOD
HARRINGTON PARK
NORWOOD
RIDGEWOOD
EMERSON
CLOSTER
GLEN ROCK
HAWORTH
ALPINE
ORADELL
DEMAREST
PARAMUS
DUMONT
CRESSKILL
FAIR LAWN
NEW MILFORD
RIVER EDGE
BERGENFIELD
TENAFLY
ELMWOOD PARK
ROCHELLE PARK
SADDLE BROOK
MAYWOOD
TEANECK
ENGLEWOOD
ENGLEWOOD CLIFFS
HACKENSACK
GARFIELD
LODI
BOGOTA
HASBROUCK HEIGHTS
S.H.
LEONIA
WALLINGTON
TETERBORO
RIDGEFIELD PARK
FORT LEE
WOOD-RIDGE
LITTLE FERRY
PALISADES PARK
MOONACHIE
RIDGEFIELD
RUTHERFORD
CARLSTADT
S.H.
CLIFFSIDE PARK
FAIRVIEW
EAST RUTHERFORD
LYNDHURST
NORTH ARLINGTON
EDGEWATER
HUDSON
MANHATTAN

The four major ancestral groups are well represented among all 70 municipalities in Bergen County, however several communities have substantial concentrations. The Italian population is concentrated in Lyndhurst, Lodi, Garfield, Cliffside Park, and Hackensack, accounting for 44,689 persons or 21.3% of the total number of persons of Italian ancestry. Persons of Irish ancestry are most frequently found in Bergenfield and Ridgewood, but the municipal concentrations are not as significant as with the Italian population. Persons of German ancestry were also well dispersed, with the greatest number found in Ridgewood and Paramus. Persons of Polish ancestry most commonly lived in Wallington or Garfield, accounting for 15.3% of the total group in Bergen County.

Several of the smaller ancestral groups are very site specific. In 1980, 26% of persons with Dutch ancestry lived in Midland Park and Wyckoff, 21.1% of persons with Portugese ancestry were in North Arlington, and 20.5% of the Greek community resided in Fort Lee. Persons of Russian heritage, excluding five subeastern European groups, had 31.9% of their population living in Fort Lee, Fair Lawn, and Teaneck.

Persons of Spanish origin in Bergen County totaled 28,773, or 3.4% of the county total in 1980. By race, 81.9% identified themselves as white, 2.7% as black, and 14.2% as "other." The largest group is the Puerto Rican population with 6,544 persons. However, the majority were neither Mexican, Puerto Rican, nor Cuban. By municipality, the largest Hispanic community in Bergen County is found in Hackensack (3,741 persons), followed by Englewood (2,076), and Teaneck (1,888). The 1980 census significantly expanded the availability of information concerning persons of Spanish origin and additional information is available from the County Planning Board or the census publication for New Jersey.

HOUSEHOLDS AND FAMILIES

Households and Families by Municipality

The total number of occupied households increased by 20,785, or 7.4% to 300,410 from 1970 to 1980. Unlike the total population, a revised 1970 count for occupied households was not released by the Census Bureau. As a result, eight municipalities are shown to have had a questionable loss in occupied housing units. In general, municipal comparisons between 1970 and 1980 should be limited to communities which did not have a substantial revision in 1970.

The number of families, two or more persons related by blood or marriage declined by 8,067 units as single-person households became increasingly common. The group quarters population increased to 7,684 persons as of 1980. In addition to nursing homes, the category included the county jail in Hackensack, the Ramapo State College dorms in Mahwah, the Bergen Pines County

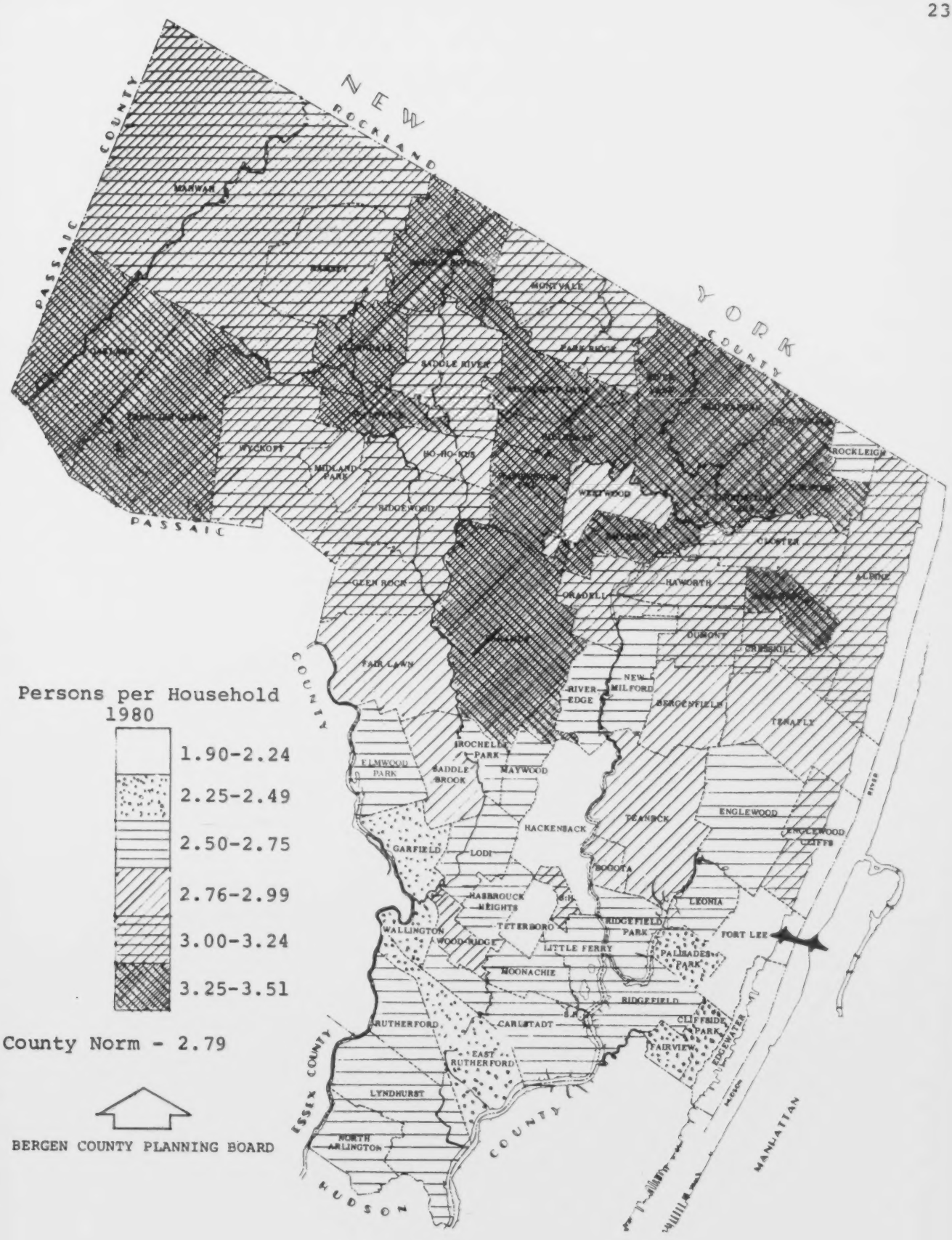
Table 9.
Households, Families, Group Quarters Population and Persons per Household 1970 and 1980
Bergen County

MINOR CIVIL DIVISIONS	HOUSEHOLDS		FAMILIES		GROUP QUARTERS POPULATION		PERSONS PER HOUSEHOLD	
	1970	1980	1970	1980	1970	1980	1970	1980
BERGEN COUNTY	279,625	300,410	239,709	231,642	5,911	7,684	3.19	2.79
ALLENDALE BOROUGH	1,620	1,700	1,524	1,517	119	181	3.78	3.36
ALPINE BOROUGH	369	495	342	421	4	0	3.63	3.13
BERGENFIELD BOROUGH	10,247	8,836	8,851	7,031	26	0	2.83	2.89
BOGOTA BOROUGH	2,584	2,856	2,184	2,166	0	11	3.47	2.92
CARLSTADT BOROUGH	2,576	2,311	2,151	1,689	0	0	2.61	2.67
CLIFFSIDE PARK BOROUGH	5,207	9,055	4,149	6,165	11	38	3.63	2.37
CLOSTER BOROUGH	2,462	2,622	2,245	2,304	18	0	3.49	3.11
CRESSKILL BOROUGH	1,983	2,357	1,843	2,081	103	93	4.13	3.19
DEMAREST BOROUGH	1,805	1,520	1,662	1,371	47	28	2.82	3.25
DUMONT BOROUGH	5,136	6,095	4,577	5,000	8	0	3.92	3.01
EAST RUTHERFORD BOROUGH	2,926	3,122	2,410	2,127	28	161	2.91	2.46
EDGEWATER BOROUGH	1,775	2,080	1,273	1,113	5	0	2.81	2.22
ELMWOOD PARK BOROUGH	7,171	6,715	6,356	5,374	26	0	2.86	2.74
EMERSON BOROUGH	2,121	2,216	2,028	2,022	98	280	3.93	3.39
ENGLEWOOD CITY	8,244	8,612	6,579	6,189	258	190	3.00	2.73
ENGLEWOOD CLIFFS BOROUGH	1,595	1,751	1,489	1,558	89	81	3.67	3.21
FAIR LAWN BOROUGH	11,713	11,571	10,509	9,593	10	17	3.25	2.78
FAIRVIEW BOROUGH	3,797	4,230	3,076	2,911	22	9	2.81	2.48
FORT LEE BOROUGH	12,329	14,884	9,123	9,247	102	10	2.48	2.18
FRANKLIN LAKES BOROUGH	1,940	2,504	1,845	2,309	7	0	3.89	3.50
GARFIELD CITY	10,796	10,754	8,724	7,626	14	25	2.85	2.49
GLEN ROCK BOROUGH	3,708	3,740	3,412	3,322	10	14	3.51	3.07
HACKENSACK CITY	13,547	15,827	9,781	9,075	567	708	2.62	2.23
HARRINGTON PARK BOROUGH	1,280	1,341	1,190	1,231	0	0	3.78	3.38
HASBROUCK HEIGHTS BOROUGH	4,418	4,445	3,739	3,376	18	0	3.09	2.74
HAWORTH BOROUGH	1,026	1,087	959	1,001	15	0	3.65	3.23
HILLSDALE BOROUGH	3,149	3,222	2,931	2,866	35	0	3.73	3.26
HO-HO-KUS BOROUGH	1,295	1,381	1,176	1,207	6	0	3.35	2.99
LEONIA BOROUGH	3,003	3,095	2,459	2,195	12	0	2.94	2.59
LITTLE FERRY BOROUGH	3,061	3,751	2,589	2,526	0	0	2.96	2.51
LODI BOROUGH	8,336	9,323	7,089	6,695	274	144	2.99	2.55
LYNDHURST ~~TOWNSHIP~~	7,247	7,402	6,212	5,725	23	11	3.13	2.74
MAHWAH TOWNSHIP	2,944	3,721	2,630	3,019	214	678	3.60	3.08
MAYWOOD BOROUGH	3,568	3,630	3,075	2,842	8	0	3.11	2.73
MIDLAND PARK BOROUGH	2,393	2,563	2,094	2,011	12	0	3.40	2.88
MONTVALE BOROUGH	2,057	2,276	1,838	1,910	43	18	3.54	3.21
MOONACHIE BOROUGH	948	1,008	785	747	0	0	3.11	2.68
NEW MILFORD BOROUGH	6,350	6,209	5,420	4,624	20	226	3.01	2.68
NORTH ARLINGTON BOROUGH	6,290	6,471	5,208	4,764	53	22	2.87	2.56
NORTHVALE BOROUGH	1,334	1,506	1,248	1,306	12	0	3.87	3.35
NORWOOD BOROUGH	1,132	1,292	1,060	1,162	9	0	3.88	3.42
OAKLAND BOROUGH	3,679	3,880	3,518	3,513	8	186	3.92	3.42
OLD TAPPAN BOROUGH	987	1,177	931	1,071	43	42	3.93	3.51
ORADELL BOROUGH	2,524	2,769	2,320	2,418	26	22	3.52	3.12
PALISADES PARK BOROUGH	4,763	5,520	3,790	3,767	19	0	2.80	2.49
PARAMUS BOROUGH	7,492	7,644	7,102	6,979	941	1,165	3.66	3.31
PARK RIDGE BOROUGH	2,363	2,758	2,132	2,286	125	10	3.63	3.08
RAMSEY BOROUGH	3,554	4,134	3,183	3,462	51	28	3.52	3.11
RIDGEFIELD BOROUGH	3,789	3,895	3,278	3,025	7	0	2.98	2.64
RIDGEFIELD PARK VILLAGE	4,884	4,857	3,879	3,356	24	27	2.86	2.61

Table 9.
Households, Families, Group Quarters Population and Persons per Household 1970 and 1980
Bergen County

MINOR CIVIL DIVISIONS	HOUSEHOLDS		FAMILIES		GROUP QUARTERS POPULATION		PERSONS PER HOUSEHOLD	
	1970	1980	1970	1980	1970	1980	1970	1980
RIDGEWOOD VILLAGE	8,111	8,318	6,929	6,815	109	194	3.38	3.01
RIVER EDGE BOROUGH	4,081	4,113	3,542	3,246	8	0	3.15	2.70
RIVER VALE TOWNSHIP	2,237	2,850	2,133	2,552	16	72	3.96	3.30
ROCHELLE PARK TOWNSHIP	2,064	2,056	1,811	1,618	6	0	3.09	2.73
ROCKLEIGH BOROUGH	53	56	47	41	149	46	3.00	2.61
RUTHERFORD BOROUGH	6,890	6,883	5,486	4,946	367	604	2.97	2.68
SADDLE BROOK TOWNSHIP	4,345	4,798	4,019	3,955	102	97	3.64	2.92
SADDLE RIVER BOROUGH	731	882	664	777	37	14	3.28	3.12
SOUTH HACKENSACK TOWNSHIP	773	742	694	617	0	0	3.12	3.00
TEANECK TOWNSHIP	12,939	12,899	11,318	10,515	975	1,570	3.20	2.90
TENAFLY BOROUGH	4,545	4,677	4,018	3,814	168	127	3.23	2.87
TETERBORO BOROUGH	10	10	4	7	0	0	1.90	1.90
UPPER SADDLE RIVER BOROUGH	2,002	2,277	1,913	2,101	8	0	3.97	3.49
WALDWICK BOROUGH	3,195	3,287	3,012	2,906	8	16	3.85	3.28
WALLINGTON BOROUGH	3,757	4,572	3,094	3,034	28	8	2.73	2.35
WASHINGTON TOWNSHIP	2,656	2,811	2,555	2,604	22	10	3.97	3.39
WESTWOOD BOROUGH	3,415	3,791	2,853	2,859	119	109	3.22	2.80
WOODCLIFF LAKE BOROUGH	2,528	2,805	2,216	2,206	17	0	3.28	2.83
WOOD-RIDGE BOROUGH	1,402	1,614	1,335	1,482	34	103	3.90	3.43
WYCKOFF TOWNSHIP	4,374	4,749	4,098	4,252	168	289	3.63	3.20

Source: Census of Population and Housing 1970 and 1980


NEW
ROCKLAND
COUNTY
PASSAIC
COUNTY
YORK
COUNTY
ESSEX COUNTY
HUDSON
COUNTY
MANHATTAN
WANAQUE
WYCKOFF
MIDLAND PARK
RIDGEWOOD
GLEN ROCK
SADDLE RIVER
MONTVALE
PARK RIDGE
WESTWOOD
ROCKLEIGH
CLOSTER
HAWORTH
ORADELL
DUMONT
CRESSKILL
NEW MILFORD
RIVER EDGE
BERGENFIELD
TENAFLY
FAIR LAWN
HOHOKUS
PARAMUS
ELMWOOD PARK
SADDLE BROOK
MAYWOOD
ROCHELLE PARK
HACKENSACK
GARFIELD
LODI
TEANECK
ENGLEWOOD
ENGLEWOOD CLIFFS
BOGOTA
LEONIA
HASBROUCK HEIGHTS
WALLINGTON
WOOD-RIDGE
TETERBORO
LITTLE FERRY
RIDGEFIELD PARK
FORT LEE
PALISADES PARK
MOONACHIE
RIDGEFIELD
RUTHERFORD
CARLSTADT
CLIFFSIDE PARK
FAIRVIEW
EDGEWATER
EAST RUTHERFORD
LYNDHURST
NORTH ARLINGTON
Persons per Household
1980
1.90-2.24
2.25-2.49
2.50-2.75
2.76-2.99
3.00-3.24
3.25-3.51
County Norm - 2.79
BERGEN COUNTY PLANNING BOARD

Hospital and Chronic Care Unit in Paramus, and the Fairleigh Dickinson University dorms in Teaneck and Rutherford.

The average household size in Bergen County declined from 3.19 persons in 1970 to 2.79 persons in 1980. The primary factor was a significant increase in the number of one- and two-person households. Other contributing factors were the natural aging of the county's population, a lower birth rate than in the past, and higher divorce or separation rates. The decline in the average household size took place in most Bergen County communities and declined to only 2.22 persons per household in Edgewater, 2.18 in Fort Lee, and 1.90 in Teterboro. The only remaining municipalities with an average at or above 3.5 persons per unit in the county are Franklin Lakes, Old Tappan, and Upper Saddle River.

Marital Status and Household Relationships

Changes in the marital status among persons 15 years of age and older have been very dramatic. The number of single persons has increased by 18,616, or 11.2% to 185,329 from 1970 to 1980. The rate of increase among men was 14.8%, twice the rate of increase for women and single persons. Single men now account for 26.8% of the county's adult population. Married persons, not separated, declined by 32,901 persons, or 7.5% to 408,574 in 1980. This number is not equally divided by sex, most likely due to temporary separations. As a group, married persons account for 59.0% of the total adult population of the county in 1980, down from 64.7% in 1970.

The number of persons who were separated, widowed, or divorced increased by 24,710 persons. Persons who are separated increased by 3,833, or 41.8% to 12,999 in 1980. As a group, they represent only 1.9% of the county's population and were more likely to be female (58%) than male. The divorced population increased by 15,735, or 127% to 28,118 in 1980. They now represent 4.1% of the adult population in the county and are also more likely to be female (62%) than male. The widowed population has also increased as the population aged, but at a far slower rate than separations or divorces. The group increased by 4,742 persons, or 9.1% to 56,969 in 1980. Widowed persons are predominantly female (84%) and represent 8.2% of the total adult population in the county.

A family household consists of two or more persons related by blood or marriage. The number of family households has declined in Bergen County by 8,067, or 3.4% to 231,642 in 1980. By age of the householder (head of household in 1970), families headed by persons 65 years of age and older increased by 7,835, or 26.4% to 37,498 families in 1980. The decline, therefore took place among householders under 65 years of age, resulting in a loss of 15,871 families, or 7.6%. The demographic trends for the spouse in a family household are similar to those for the householder. The number of family households with a spouse declined by 16,569, or 7.7% to 197,596. By age, the number of family

Table 10.
Marital Status by Sex and Household Relationship for All Persons, Persons Under 18 Years Old, and Persons 65 Years Old and Over: 1970 and 1980
Bergen County

SEX BY MARITAL STATUS 1/

	1970		1980	
	NUMBER	%	NUMBER	%
MALE:	321,632	100.0	326,743	100.0
SINGLE	84,629	26.3	97,193	29.7
NOW MARRIED, EXCEPT SEPARATED	220,566	68.6	204,421	62.6
SEPARATED	3,338	1.0	5,421	1.7
WIDOWED	8,862	2.8	9,126	2.8
DIVORCED	4,237	1.3	10,582	3.2
FEMALE:	360,332	100.0	365,246	100.0
SINGLE	82,084	22.8	88,136	24.1
NOW MARRIED, EXCEPT SEPARATED	220,909	61.3	204,153	55.9
SEPARATED	5,828	1.6	7,578	2.1
WIDOWED	43,365	12.0	47,843	13.1
DIVORCED	8,146	2.3	17,536	4.8

HOUSEHOLD TYPE AND RELATIONSHIP

	1970		1980	
	NUMBER	%	NUMBER	%
ALL PERSONS	898,012	100.0	845,385	100.0
IN FAMILY HOUSEHOLD:				
HOUSEHOLDER	239,709	26.7	231,642	27.4
SPOUSE	214,165	23.8	197,596	23.4
OTHER RELATIVES	389,821	43.4	323,435	38.3
NONRELATIVES	8,490	0.9	5,694	0.7
IN NONFAMILY HOUSEHOLD:				
MALE HOUSEHOLDER	12,793	1.4	26,383	3.1
FEMALE HOUSEHOLDER	27,123	3.0	42,385	5.0
NONRELATIVES			10,566	1.2
IN GROUP QUARTERS:				
INMATE OF INSTITUTION	2,527	0.3	3,602	0.4
OTHER	3,384	0.4	4,082	0.5

Table 10.
Marital Status by Sex and Household Relationship for All Persons, Persons Under 18 Years Old, and Persons 65 Years Old and Over: 1970 and 1980
Bergen County

	1970		1980	
	NUMBER	%	NUMBER	%
PERSONS UNDER 18 YEARS OLD	285,513	100.0	199,135	100.0
IN HOUSEHOLD				
HOUSEHOLDER OR SPOUSE	191	0.1	129	0.1
OWN CHILD OF HOUSEHOLDER				
IN MARRIED-COUPLE FAMILY	259,816	91.0	168,725	84.7
IN OTHER FAMILY (MALE OR FEMALE HOUSEHOLDER, NO SPOUSE PRESENT)	16,719	5.9	21,175	10.6
OTHER RELATIVES	7,534	2.6	7,634	3.8
NONRELATIVES	886	0.3	1,155	0.6
IN GROUP QUARTERS:				
INMATE OF INSTITUTION	212	0.1	272	0.1
OTHER	155	0.1	45	0.0

	1970		1980	
	NUMBER	%	NUMBER	%
PERSONS 65 YEARS AND OVER	84,716	100.0	105,276	100.0
IN FAMILY HOUSEHOLD:				
HOUSEHOLDER	29,663	35.0	37,498	35.6
SPOUSE	16,014	18.9	21,795	20.7
OTHER RELATIVES	18,447	21.8	16,187	15.4
NONRELATIVES	1,445	1.7	491	0.5
IN NONFAMILY HOUSEHOLD:				
MALE HOUSEHOLDER	3,384	4.0	4,760	4.5
FEMALE HOUSEHOLDER	13,558	16.0	20,391	19.4
NONRELATIVES			760	0.7
IN GROUP QUARTERS:				
INMATE OF INSTITUTION	1,769	2.1	2,801	2.7
OTHER	436	0.5	593	0.6

1/ In 1970 for persons 14 years old and over and in 1980 for persons 15 years old and over.
Source: Census of Population and Housing: 1970 and 1980

households with a spouse under 65 declined by 22,319, or 11.3% to 175,737.

Other relatives in a family household include children, elderly parents, and other relations by blood or marriage. During the 1970s, the number of other relatives in family households declined by 66,386, or 17.0% to 323,435 persons. By age, the decline occurred in both the 18 and under age category and the 65 and over group. Children and other relatives under the age of 18 declined by 86,535, or 30.5% to 197,534 persons in 1980. As would be expected, this has had a significant impact on the average household size in Bergen County. Other relatives over the age of 65, living in a family household also declined by 2,260, or 12.3% to 16,187 persons in 1980. This trend is consistant with an increase in single-person households headed by an older resident. The third age category children and other relatives, between the ages of 18 and 64, at home in a family household increased by 22,409, or 25.7% to 109,714 persons in 1980. The data suggests young adults are remaining at home longer than in 1970, possibly due to housing costs.

The final group of residents identified by the census is non-relatives living in family households. In Bergen, this group declined by 2,796, or 32.9% to 5,694 persons in 1980. By age, non-relatives under the age of 18 and 18 to 64 increased, with a 66% decline reported in the 65 and older age category.

Non-family households are defined as one or more persons, not related by blood or marriage who maintain an occupied housing unit. The number of male householders (head of household in 1970) increased by 13,590, or 106% to 26,383 units. Female householders also increased by 15,262, or 56.3% to 42,385 units. Both trends are related to higher divorce and separation rates, the aging of the population, and increase in younger adults who either marry later in life or not at all. By age, the number of male householders under 65 increased by 12,214, or 130% to 21,623 persons, 82% of non-family households headed by a man are under 65 years of age.

Female householders in the non-family household category increased by 8,429, or 62.1% to 21,994 units in the under 65 age category and increased by 6,833, or 50.4% to 20,391 units in the 65 and older category. Unlike male householders, 48% of the women are over 65 and are frequently widows living along. As a group, non-family households reported 10,566 non-relatives, or approximately one person for every seven households.

Residents in group quarters are divided by the Census Bureau into two categories, inmate of institutions and other group quarters. The first is slightly misleading since it includes all residents under care or custody, including hospitals or wards for physically or mentally handicapped; persons in nursing, convales- cent or rest homes for the aged and dependent persons; and per- sons in correctional institutions. Other residents in group quarters include rooming and boarding houses, college

dormitories, fraternity houses, convents, monasteries, and staff members in institutional quarters.

Inmates or residents of an institution in Bergen County increased by 1,075 persons, or 42.5% to 3,602. The major change was an increase of 1,032 persons, or 58.3% to 2,801 over the age of 65. These people are most likely residents of nursing homes. A modest increase occurred in both persons under 18 years of age and persons 18 to 64 years of age.

Other residents in group homes increased by 698, or 20.6% to 4,082. An increase occurred in both the 18 to 64 and 65 and over age categories, but declined among residents under 18 years of age.

EDUCATION

School Enrollment

A total of 220,348 Bergen County residents three years of age and over were enrolled in school. Nursery school enrollments increased by 4,820 persons, or 80.5% to 10,810 during the decade. Considering that the pre-school population three or four years of age declined by 10,475, or 38.2% to 16,913 children in 1980, it can be assumed that the increase in pre-kindergarten programs is related to changes in resident life style and employment patterns, rather than an increase in the population cohort.

Children enrolled in kindergarten and elementary school, grades 1 through 8, declined by 53,528 students, or 34.9% to 99,927 in 1980. This trend ran parallel to the population cohorts five through 13 years of age which declined by 54,787 persons, or 35.9%. The number of persons enrolled in high school also declined by 7,869 persons or 11.6% to 60,051 in 1980. By school type, approximately 78% of the high school population were enrolled in the county's public high schools 13% were enrolled in Catholic high schools and 9% were attending other private high schools or boarding schools. College enrollments increased by 14,870 persons, or 42.9% to 49,560 persons in 1980. No further information was provided by the census as to the type of institution or age of the college students from Bergen County.

Years of School Completed

The median number of school years completed by Bergen County residents 25 years of age or older increased from 12.3 years in 1970 to 12.7 in 1980. The percent of persons who were high school graduates increased from 60.1% to 73.7%.

The total number of persons 25 years of age and older increased by 22,469 to 552,098 in 1980. Among this group, the number of persons with only an elementary school education, eight years or less, declined by 41,829 persons, or 34.5% to 79,394. Residents with one to three years of high school education also

Table 11.
Persons 3 Years Old and Over Enrolled in School and Years of School Completed for Persons 25 Years Old and Over: 1970 and 1980
Bergen County

	1970	1980	% CHANGE
SCHOOL ENROLLMENT			
PERSONS 3 YEARS OLD AND OVER ENROLLED IN SCHOOL	262,055	220,348	-15.9
NURSERY SCHOOL	5,990	10,810	80.5
KINDERGARTEN AND ELEMENTARY (1 TO 8 YEARS)	153,455	99,927	-34.9
HIGH SCHOOL (1 TO 4 YEARS)	67,920	60,051	-11.6
COLLEGE	34,690	49,560	42.9
YEARS OF SCHOOL COMPLETED			
PERSONS 25 YEARS OLD AND OVER	529,629	552,098	4.2
ELEMENTARY (0 TO 8 YEARS)	121,223	79,394	-34.5
HIGH SCHOOL:			
1 TO 3 YEARS	89,897	65,773	-26.8
4 YEARS	177,401	194,892	9.9
COLLEGE:			
1 TO 3 YEARS	58,381	80,391	37.7
4 OR MORE YEARS	82,727	131,648	59.1
HIGH SCHOOL GRADUATES (% OF PERSONS 25 YEARS AND OVER)	60.1	73.7	

Source: Census of Population and Housing 1970 and 1980

declined by 24,124 persons, or 26.8% to 65,773 in 1980. The number of high school graduates in Bergen County increased by 9.9%, residents with one to three years of college increased 37.7%, and college graduates with four years or more increased 59.1%. College graduates now account for 23.8% of the adult populaton 25 years of age or older, second only to the 35.3% who are high school graduates without any additional years of education.

LABOR FORCE

Labor Force Status by Race and Sex

Males, 16 years of age and over in Bergen County increased by 16,308, or 5.4%. However, the total number of men in the labor force increased by only 4,828 persons, or 1.9% to 254,353 from 1970 to 1980. The labor participation rate for men declined from 82.5% in 1970 to 79.7% in 1980 as the number of men 16 years of age and older, not in the labor force, increased by 11,732, or 22.3% to 64,405 persons. The male unemployment rate increased from 2.4% in 1970 to 4.4% as of 1980. The Census Bureau reported the total unemployment rate for the county in April 1980 was 4.8%. The current unemployment rate as of October 1983 has declined to 4.4%; therefore, the current male unemployment rate should also be lower.

By race, black males 16 years of age and older have increased by 3,810 persons, or 51.1% to 11,271 in 1980. The black male labor participation rate declined from 82.4% in 1970, which was nearly equal to the county rate of 82.5% in 1970, 76.6% in 1980, significantly lower than the 1980 county rate of 79.7%. The black male unemployment rate increased from 3.6% in 1970 to 7.0% in 1980, almost twice the county rate.

Women 16 years of age and over in Bergen County increased by 15,643 persons, or 4.6% to 358,384 in 1980. The civilian labor force for women, however, increased at a faster rate than the population cohort. The female labor force increased by 39,506 persons, or 26.6% to 187,888. For this reason, the female labor participation rate rose from 43.3% in 1970 to 52.4% in 1980 as women joined the labor force as both primary and secondary wage earners. The unemployment rate among women in Bergen County also increased from 4.4% in 1970 to 5.3% in 1980. The number of women not in the labor force declined from 194,350 persons to 170,483 in 1980, or 13.8%. There remains, however, a significant untapped labor pool of women in Bergen County as the total female labor participation rate of 52.4% remains below the male labor participation rate.

Black women 16 years of age and older in Bergen County increased by 3,810 persons, or 51.1% to 11,271 in 1980. The black civilian labor force also increased by 2,488 persons to 8,639 as the black female labor participation rate increased from 60.5% in 1970 to 65.2% in 1980. The unemployment rate also increased from

Table 12.
Labor Force Status for Total and Black Population 16 Years Old and Over By Sex
1970 and 1980
Bergen County

	1970	1980
ALL RACES		
MALES 16 YEARS OLD AND OVER	302,630	318,938
ARMED FORCES	432	180
CIVILIAN LABOR FORCE	249,525	254,353
% OF MALES 16 YEARS AND OVER	82.5	79.7
EMPLOYED	243,452	243,237
UNEMPLOYED	6,073	11,116
UNEMPLOYMENT RATE	2.4	4.4
NOT IN LABOR FORCE	52,673	64,405
FEMALES 16 YEARS OLD AND OVER	342,741	358,384
ARMED FORCES	9	13
CIVILIAN LABOR FORCE	148,382	187,888
% OF FEMALES 16 YEARS AND OVER	43.3	52.4
EMPLOYED	141,837	177,844
UNEMPLOYED	6,545	10,044
UNEMPLOYMENT RATE	4.4	5.3
NOT IN LABOR FORCE	194,350	170,483
BLACK POPULATION		
MALES 16 YEARS AND OVER	7,461	11,271
ARMED FORCES	5	10
CIVILIAN LABOR FORCE	6,151	8,639
% OF MALES 16 YEARS AND OVER	82.4	76.6
EMPLOYED	5,929	8,038
UNEMPLOYED	222	601
UNEMPLOYMENT RATE	3.6	7.0
NOT IN LABOR FORCE	1,305	2,622
FEMALES 16 YEARS AND OVER	9,888	13,810
ARMED FORCES	0	0
CIVILIAN LABOR FORCE	5,984	9,002
% OF FEMALES 16 YEARS AND OVER	60.5	65.2
EMPLOYED	5,771	8,559
UNEMPLOYED	213	443
UNEMPLOYMENT RATE	3.6	4.9
NOT IN LABOR FORCE	3,904	4,808

Source: Census of Population and Housing 1970 and 1980

Table 13.
Major Occupation Groups for Employed Persons 16 Years Old and Over
1970 and 1980
Bergen County

1980	NUMBER	%
ALL OCCUPATIONS	421,081	100.0
MANAGERIAL AND PROFESSIONAL SPECIALTY:		
EXECUTIVE, ADMINISTRATIVE, AND MANAGERIAL	67,152	15.9
PROFESSIONAL SPECIALTY	63,040	15.0
TECHNICAL, SALES, AND ADMINISTRATIVE SUPPORT:		
TECHNICIANS AND RELATED SUPPORT	11,597	2.8
SALES	50,519	12.0
ADMINISTRATIVE SUPPORT, INCLUDING CLERICAL	90,839	21.6
SERVICE:		
PRIVATE HOUSEHOLD	1,686	0.4
PROTECTIVE SERVICE	6,684	1.6
SERVICE, EXCEPT PROTECTIVE AND HOUSEHOLD	30,075	7.1
FARMING, FORESTRY, AND FISHING	2,277	0.5
PRECISION PRODUCTION, CRAFT, AND REPAIR	44,837	10.6
OPERATORS, FABRICATORS, AND LABORERS:		
MACHINE OPERATORS, ASSEMBLERS, AND INSPECTORS	24,739	5.9
TRANSPORTATION AND MATERIAL MOVING	14,251	3.4
HANDLERS, EQUIPMENT CLEANERS, HELPERS, AND LABORERS	13,385	3.2

1970	NUMBER	%
ALL OCCUPATIONS	385,289	100.0
PROFESSIONAL, TECHNICAL, AND KINDRED WORKERS	70,473	18.3
MANAGERS AND ADMINISTRATORS, EXCEPT FARM	46,375	12.0
SALES WORKERS	36,581	9.5
CLERICAL AND KINDRED WORKERS	86,545	22.5
CRAFTSMEN, FOREMEN, AND KINDRED WORKERS	49,495	12.8
OPERATIVES, EXCEPT TRANSPORT	39,396	10.2
TRANSPORT EQUIPMENT OPERATIVES	12,613	3.3
LABORERS, EXCEPT FARM	11,182	2.9
FARMERS AND FARM MANAGERS	320	0.1
FARM LABORERS AND FOREMEN	339	0.1
SERVICE WORKERS, EXCEPT PRIVATE HOUSEHOLD	29,300	7.6
PRIVATE HOUSEHOLD WORKERS	2,670	0.7

Source: Census of Population and Housing 1970 and 1980

3.6% to 4.9%, however it remained less than either the unemployment rate for black males or the total female labor force in Bergen County.

Occupation

The 1980 census reported the occupation for 421,081 employed persons in Bergen County. A detailed breakdown by occupation, race, and sex is available for the experienced civilian labor force in the Equal Employment Opportunity Tabulation, published by the County Planning Board. Six major categories were utilized in 1980 by the Census Bureau to describe the county's labor force. In the "White Collar Category," 30.9% of the labor force was identified as managerial or professional and 36.4% as technical sales or administrative support. In the "Blue Collar Category," 9.1% were identified as employed in the service industries, 0.5% in farming or forestry, 10.6% in precision production, craft and repair, and 12.5% as operators, fabricators, or laborers.

Journey to Work

The total number of workers living in Bergen County increased from 375,453 in 1970, to 412,329 in 1980, or 9.8%. Of this total, 93.2% have a known place of work and the majority of these workers, 61.9%, live and work in the county. The number of workers who live in Bergen County but work outside the county has declined from 147,048 to 146,521 in 1980. The majority of the commuting residents, 44.0%, travel to New York City. However, this group has declined by 3.456 workers, or 5.1% to 64,541 as of 1980. Bergen County workers who commute to Passaic County also declined by 3,878, or 7.4% to 24,029. The number of residents commuting to Hudson and Rockland Counties remained unchanged, but increased to Essex, Middlesex, Morris, Union, and Westchester.

The total number of workers employed in Bergen County has increased by 70,617 workers or 24.8% to 355,781. Although the majority live and work in the county, 117,833 persons, or 33.1% commute in from other areas. The in-commuter to out-commuter ratio has increased to 0.80 in 1980 from 0.59 as job opportunities in the county have increased.

Passaic County residents who commute to Bergen County increased by 8,968 workers, or 31.2% to 37,697 in 1970. Commuting from other adjacent counties also increased significantly, including 6,012 from Rockland County and 3,397 from Hudson County. The in-commuter to out-commuter ratio for New York City has increased from 0.20 to 0.24 with 15,888 city residents now employed in Bergen County.

Table 14.
Place of Work by Place of Residence in 1970 and 1980
Bergen County

	1970	1980
WORKERS LIVING IN COUNTY	375,453	412,329
PLACE OF WORK (POW) KNOWN	345,779	384,469
PLACE OF WORK NOT KNOWN	29,674	27,860
% OF WORKERS LIVING IN COUNTY	7.9	6.8
PERSONS WORKING IN COUNTY	285,164	355,781
PERSONS WHO LIVE & WORK IN COUNTY	198,731	237,948
% OF WORKERS WITH KNOWN POW	57.5	61.9
% OF PERSONS WORKING IN COUNTY	69.7	66.9
COMMUTERS FROM COUNTY	147,048	146,521
COMMUTERS TO COUNTY	86,433	117,833
IN-COMMUTER TO OUT-COMMUTER RATIO	0.59	0.80

Commuter Origins and Destinations

	LIVE IN COUNTY (A)				WORK IN COUNTY (B)			
	1970		1980		1970		1980	
TO AREA (A) / FROM AREA (B)	NUMBER	%	NUMBER	%	NUMBER	%	NUMBER	%
ALL AREAS	345,779	100.0	384,469	100.0	285,164	100.0	355,781	100.0
BERGEN	198,931	57.5	237,948	61.9	198,931	69.7	237,948	66.9
ESSEX	13,847	4.0	15,890	4.1	8,224	2.9	9,997	2.8
HUDSON	21,054	6.1	21,051	5.5	14,156	5.0	17,553	4.9
MIDDLESEX	774	0.2	1,835	0.5	1,531	0.0	2,219	0.6
MONMOUTH	167	0.0	113	0.0	877	0.3	1,505	0.4
MORRIS	1,863	0.5	3,501	0.9	4,363	1.5	6,163	1.7
OCEAN	-	-	131	0.0	338	0.1	636	0.2
PASSAIC	27,907	8.1	24,029	6.2	28,729	10.1	37,697	10.6
SOMERSET	135	0.0	304	0.1	434	0.2	459	0.1
SUSSEX	-	-	98	0.0	713	0.3	2,165	0.6
UNION	2,728	0.8	3,220	0.8	1,646	0.6	2,378	0.7
FAIRFIELD CT	295	0.1	778	0.2	351	0.1	532	0.1
NASSAU NY	790	0.2	560	0.1	1,096	0.4	1,175	0.3
NEW YORK CITY NY	67,997	19.7	64,541	16.8	13,761	4.8	15,888	4.5
ORANGE NY	187	0.1	397	0.1	1,392	0.5	3,314	0.9
ROCKLAND NY	3,896	1.1	3,871	1.0	4,154	1.5	10,166	2.9
WESTCHESTER NY	2,177	0.6	2,599	0.0	1,306	0.5	1,904	0.5
OTHER AREAS	3,031	0.9	3,603	0.9	3,162	1.1	4,082	1.1

Source: Census of Population and Housing 1970 and 1980

INCOME AND POVERTY

Family Income

The median family income for two or more persons related by blood or marriage was $27,517 in 1979. A comparable figure for 1969, adjusted by using the Consumer Price Index (CPI) to 1979 dollars was $26,242. As a result, the real increase for families over the decade was only $1,275, or 4.9%. The median household income for Bergen County in 1979 was $24,056. This represents all occupied housing units in the county--families, unrelated individuals, and single-person households.

The mean, or average household income in 1979 was $28,450. For renter-occupied households in Bergen County, the mean was $19,395, compared to $30,256 for owner-occupied households.Families with no employed workers totaled 21,370 and had a mean family income of only $13,284 in 1979. The traditional families with one worker numbered 74,423 with a mean family income of $29,325. The most common situation, however were families with two or more workers reflecting the increased labor participation rates among women. As a group, they totaled 136,248, or 58.7% of all families and had a mean income in 1979 of $36,989.

The 1979 income distribution for families in Bergen County, table 15, can be summarized into five generalized categories. Lower income families, with an annual income below $12,500 totaled 31,572, or 13.6% of all families in the county. Moderate income families earned $12,500 to $22,500 and numbered 53,667, or 23.1%. The middle income category ranges from $22,500 to $35,000. In Bergen County, 70,046 families or 28.7% can be classified as middle income which centers around the median family income of $27,517. Upper income families in Bergen County totaled 76,756 households of which 44,079 or 19.0% of all families were in the $35,000 to $50,000 category 22,539 or 9.7% of all families were in the $50,000 to $75,000 category; and 10,138 or 4.4% of all families with reported income in excess of $75,000.

Income by Municipality

The per capita income in Bergen County increased by 15.9% during the decade, from $8,787 to $10,188 in constant 1979 dollars. The wealthiest communities in the county were: Alpine ($25,185), Saddle River ($21,536), and Ho-Ho-Kus ($16,005). Other high income areas were found from Fort Lee, north along the Palisades, and in the Northern Valley, Paseack Valley, and northwest Bergen.

Municipalities in the lowest per capita income category, $7,000 to $7,999, were clustered along the Passaic River and adjacent to the Hackensack Meadowlands in South Bergen. Four clusters of municipalities are included in the $8,000 to $8,999 per capita category in central and southern Bergen County.

Table 15.
Family Income in 1969 and 1979
Bergen County

1979	NUMBER	PERCENT
ALL LEVELS	232,041	100.0
LESS THAN $2,500	2,427	1.0
$2,500 TO $4,999	3,515	1.5
$5,000 TO $7,499	6,642	2.9
$7,500 TO $9,999	8,501	3.7
$10,000 TO $12,499	10,487	4.5
$12,500 TO $14,999	10,485	4.5
$15,000 TO $17,499	13,037	5.6
$17,500 TO $19,999	13,499	5.8
$20,000 TO $22,499	16,646	7.2
$22,500 TO $24,999	14,518	6.3
$25,000 TO $27,499	16,166	7.0
$27,500 TO $29,999	14,154	6.1
$30,000 TO $34,999	25,208	10.9
$35,000 TO $39,999	19,611	8.5
$40,000 TO $49,999	24,468	10.5
$50,000 TO $74,999	22,539	9.7
$75,000 OR MORE	10,138	4.4
MEDIAN FAMILY INCOME	27,517	

1969	NUMBER	PERCENT
ALL LEVELS	240,003	100.0
LESS THAN $1,000	2,350	1.0
$1,000 TO $1,999	2,319	1.0
$2,000 TO $2,999	3,757	1.6
$3,000 TO $3,999	4,515	1.9
$4,000 TO $4,999	5,023	2.1
$5,000 TO $5,999	6,324	2.6
$6,000 TO $6,999	7,859	3.3
$7,000 TO $7,999	9,811	4.1
$8,000 TO $8,999	12,185	5.1
$9,000 TO $9,999	13,036	5.4
$10,000 TO $11,999	30,749	12.8
$12,000 TO $14,999	41,465	17.3
$15,000 TO $24,999	71,220	29.7
$25,000 TO $49,999	24,857	10.4
$50,000 AND OVER	4,533	1.9
MEDIAN FAMILY INCOME (CURRENT DOLLARS)	13,597	
MEDIAN FAMILY INCOME (1979 DOLLARS)	26,242	

Source: Census of Population and Housing 1970 and 1980.

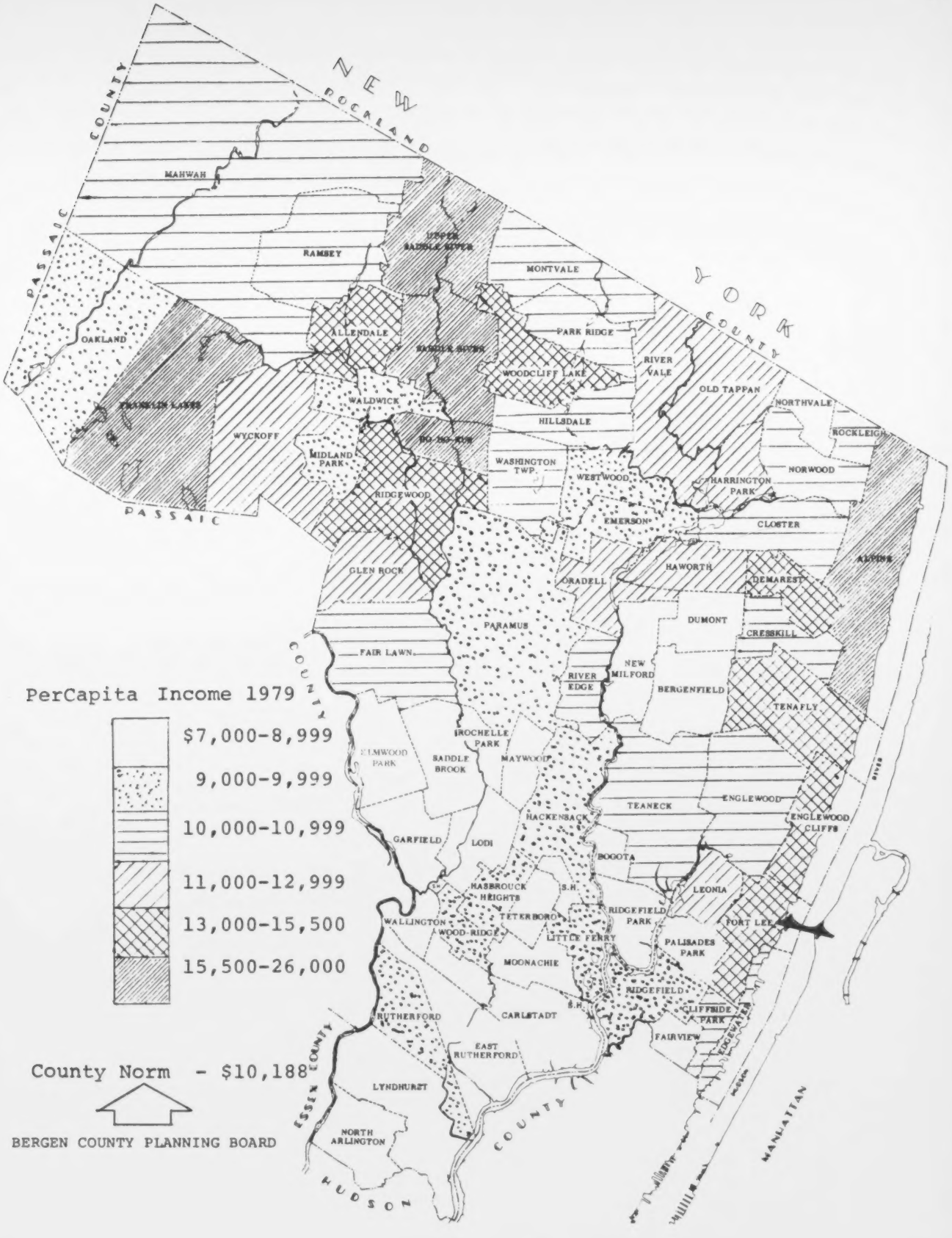

PerCapita Income 1979
$7,000-8,999
9,000-9,999
10,000-10,999
11,000-12,999
13,000-15,500
15,500-26,000
County Norm - $10,188
BERGEN COUNTY PLANNING BOARD
NEW
YORK
PASSAIC COUNTY
ESSEX COUNTY
HUDSON COUNTY
MANHATTAN
HUDSON
PASSAIC
MAHWAH
RAMSEY
UPPER SADDLE RIVER
MONTVALE
OAKLAND
ALLENDALE
SADDLE RIVER
PARK RIDGE
RIVER VALE
WOODCLIFF LAKE
OLD TAPPAN
NORTHVALE
ROCKLEIGH
FRANKLIN LAKES
WALDWICK
HILLSDALE
WYCKOFF
HO-HO-KUS
MIDLAND PARK
WASHINGTON TWP.
WESTWOOD
HARRINGTON PARK
NORWOOD
RIDGEWOOD
EMERSON
CLOSTER
GLEN ROCK
HAWORTH
ALPINE
ORADELL
DEMAREST
DUMONT
PARAMUS
CRESSKILL
FAIR LAWN
NEW MILFORD
RIVER EDGE
BERGENFIELD
TENAFLY
NEW ROCHELLE PARK
ELMWOOD PARK
SADDLE BROOK
MAYWOOD
TEANECK
ENGLEWOOD
ENGLEWOOD CLIFFS
HACKENSACK
GARFIELD
LODI
BOGOTA
HASBROUCK HEIGHTS
S.H.
LEONIA
WALLINGTON
TETERBORO
WOOD-RIDGE
RIDGEFIELD PARK
FORT LEE
LITTLE FERRY
PALISADES PARK
MOONACHIE
RIDGEFIELD
S.H.
CLIFFSIDE PARK
RUTHERFORD
CARLSTADT
FAIRVIEW
EDGEWATER
EAST RUTHERFORD
LYNDHURST
NORTH ARLINGTON

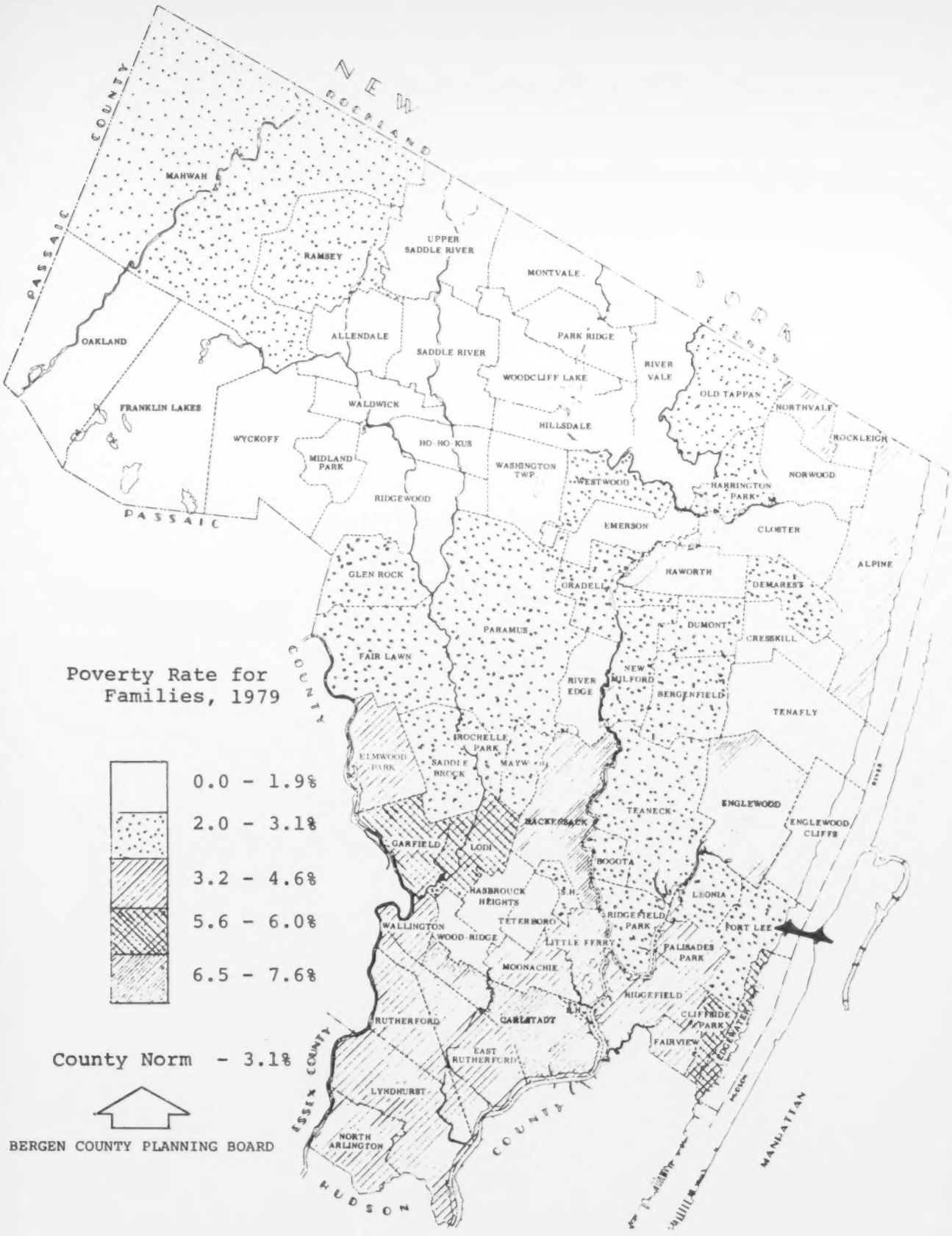
Table 16.
Per Capita Income, Median Family Income, and Percent of Families Below the Poverty Level in 1969 and 1979
Bergen County

	PER CAPITA INCOME			MEDIAN FAMILY INCOME			POVERTY RATE	
	1969 (1979 Dollars)	1979	% CHANGE	1969 (1979 Dollars)	1979	% CHANGE	% OF FAMILIES 1969	1979
BERGEN COUNTY	8,787	10,188	15.9	26,242	27,517	4.9	3.0	3.1
ALLENDALE BOROUGH	9,953	13,750	38.1	35,563	38,413	8.0	0.9	1.7
ALPINE BOROUGH	12,947	25,185	94.5	41,325	47,934	16.0	0.0	3.4
BERGENFIELD BOROUGH	7,544	8,670	14.9	25,174	25,638	1.8	3.8	2.5
BOGOTA BOROUGH	7,369	8,223	11.6	24,184	25,576	5.8	1.7	2.9
CARLSTADT BOROUGH	6,576	7,757	18.0	20,979	22,540	7.4	4.8	6.9
CLIFFSIDE PARK BOROUGH	7,434	10,295	38.5	20,908	24,184	15.7	5.1	5.6
CLOSTER BOROUGH	9,571	10,979	14.7	30,997	32,479	4.8	1.5	1.5
CRESSKILL BOROUGH	8,686	10,094	16.2	29,160	29,224	0.2	1.5	1.2
DEMAREST BOROUGH	9,373	13,796	47.2	33,725	38,442	14.0	2.3	2.2
DUMONT BOROUGH	7,473	8,638	15.6	25,444	26,637	4.7	2.9	2.0
EAST RUTHERFORD BOROUGH	7,050	7,535	6.9	21,417	20,542	-4.1	3.1	3.6
EDGEWATER BOROUGH	8,419	10,496	24.7	22,333	26,023	16.5	6.0	5.9
ELMWOOD PARK BOROUGH	7,170	7,875	9.8	23,282	22,525	-3.3	2.6	4.1
EMERSON BOROUGH	8,067	9,606	19.1	30,062	31,878	6.0	2.3	0.9
ENGLEWOOD CITY	10,252	10,298	0.5	25,386	24,238	-4.5	5.9	7.6
ENGLEWOOD CLIFFS BOROUGH	13,005	14,535	11.8	40,518	41,258	1.8	2.4	0.5
FAIR LAWN BOROUGH	9,253	10,019	8.3	27,114	27,585	1.7	1.7	2.9
FAIRVIEW BOROUGH	7,417	7,480	0.8	21,278	20,941	-1.6	5.9	6.0
FORT LEE BOROUGH	12,355	13,284	7.5	28,492	28,416	-0.3	3.0	2.6
FRANKLIN LAKES BOROUGH	12,198	15,877	30.2	39,422	44,949	14.0	1.1	1.8
GARFIELD CITY	6,575	7,029	6.9	19,672	18,962	-3.6	5.9	5.9
GLEN ROCK BOROUGH	10,513	12,068	14.8	35,270	33,787	-4.2	1.8	2.3
HACKENSACK CITY	8,275	9,462	14.3	21,798	21,328	-2.2	5.3	6.5
HARRINGTON PARK BOROUGH	9,163	11,982	30.8	35,310	38,897	10.2	0.8	2.0
HASBROUCK HEIGHTS BOROUGH	8,722	9,527	9.2	25,996	27,598	6.2	2.9	1.7
HAWORTH BOROUGH	12,393	12,563	1.4	37,026	36,534	-1.3	0.9	0.6
HILLSDALE BOROUGH	9,073	10,476	15.5	32,259	31,513	-2.3	1.7	1.9
HO-HO-KUS BOROUGH	13,647	16,005	17.3	39,942	40,819	2.2	0.4	1.4
LEONIA BOROUGH	10,003	11,570	15.7	28,037	28,528	1.8	1.6	2.3
LITTLE FERRY BOROUGH	7,871	9,109	15.7	23,516	24,097	2.5	4.3	3.8
LODI BOROUGH	6,734	7,653	13.6	21,030	21,159	0.6	4.4	5.6
LYNDHURST TOWNSHIP	6,970	7,862	12.8	21,909	22,513	2.8	3.7	3.3
MAHWAH TOWNSHIP	8,678	10,562	21.7	27,557	31,630	14.8	3.1	2.6
MAYWOOD BOROUGH	8,021	8,839	10.2	23,810	25,590	7.5	1.4	2.0
MIDLAND PARK BOROUGH	7,381	9,043	22.5	24,855	27,586	11.0	2.6	1.3
MONTVALE BOROUGH	8,983	10,814	20.4	31,333	33,796	7.9	1.1	1.4
MOONACHIE BOROUGH	6,298	7,897	25.4	22,182	21,209	-4.4	4.6	3.5
NEW MILFORD BOROUGH	7,910	8,939	13.0	24,842	26,388	6.2	3.5	2.9
NORTH ARLINGTON BOROUGH	7,676	8,516	10.9	22,752	23,609	3.8	4.0	3.3
NORTHVALE BOROUGH	6,984	8,466	21.2	26,646	28,926	8.6	1.9	3.3
NORWOOD BOROUGH	8,316	10,672	28.3	28,625	32,028	11.9	1.0	1.7
OAKLAND BOROUGH	7,593	9,482	24.9	28,788	31,920	10.9	1.4	1.7
OLD TAPPAN BOROUGH	9,092	11,169	22.8	33,721	34,492	2.3	3.4	2.8
ORADELL BOROUGH	11,389	12,866	13.0	36,390	35,384	-2.8	2.4	2.2
PALISADES PARK BOROUGH	7,453	8,796	18.0	21,892	23,262	6.3	4.4	4.6
PARAMUS BOROUGH	8,029	9,692	20.7	29,759	30,808	3.5	2.8	2.3
PARK RIDGE BOROUGH	8,480	10,349	22.0	31,765	32,361	1.9	3.0	1.7
RAMSEY BOROUGH	9,049	10,546	16.5	31,895	32,081	0.6	1.2	2.1
RIDGEFIELD BOROUGH	8,014	9,001	12.3	23,290	24,245	4.1	2.3	3.6
RIDGEFIELD PARK VILLAGE	7,460	8,944	19.9	22,951	25,032	9.1	3.2	2.2

Table 16.
Per Capita Income, Median Family Income, and Percent of Families Below the Poverty Level in 1969 and 1979
Bergen County

	PER CAPITA INCOME			MEDIAN FAMILY INCOME			POVERTY RATE	
	1969 (1979 Dollars)	1979	% CHANGE	1969 (1979 Dollars)	1979	% CHANGE	% OF FAMILIES 1969	1979
RIDGEWOOD VILLAGE	12,494	13,947	11.6	36,796	38,280	4.0	1.9	1.1
RIVER EDGE BOROUGH	9,155	10,845	18.5	28,831	30,307	5.1	2.2	1.3
RIVER VALE TOWNSHIP	9,253	11,786	27.4	34,733	36,325	4.6	1.5	1.7
ROCHELLE PARK TOWNSHIP	8,022	8,686	8.3	23,969	25,493	6.4	3.1	2.8
ROCKLEIGH BOROUGH	5,110	10,286	101.3	35,807	38,091	6.4	0.0	0.0
RUTHERFORD BOROUGH	8,197	9,199	12.2	24,343	27,264	12.0	2.6	3.3
SADDLE BROOK TOWNSHIP	7,316	8,594	17.5	24,799	25,199	1.6	1.4	2.8
SADDLE RIVER BOROUGH	20,762	21,536	3.7	52,369	47,606	-9.1	1.6	0.9
SOUTH HACKENSACK TOWNSHIP	6,525	7,489	14.8	21,829	22,860	4.7	3.7	2.9
TEANECK TOWNSHIP	10,078	10,377	3.0	30,482	30,262	-0.7	2.7	2.6
TENAFLY BOROUGH	13,269	15,051	13.4	37,978	38,976	2.6	2.0	1.8
TETERBORO BOROUGH					21,250			0.0
UPPER SADDLE RIVER BOROUGH	10,392	15,624	50.4	39,759	47,335	19.1	3.0	1.2
WALDWICK BOROUGH	7,300	9,457	29.6	26,709	30,940	15.8	2.0	1.4
WALLINGTON BOROUGH	7,229	8,094	12.0	21,377	21,127	-1.2	2.9	4.1
WASHINGTON TOWNSHIP	7,947	10,458	31.6	28,672	33,250	16.0	1.6	1.8
WESTWOOD BOROUGH	7,890	9,503	20.4	25,870	27,419	6.0	3.1	2.8
WOODCLIFF LAKE BOROUGH	11,626	13,789	18.6	40,288	43,308	7.5	2.8	1.2
WOOD-RIDGE BOROUGH	7,670	9,009	17.5	24,471	26,450	8.1	3.3	1.6
WYCKOFF TOWNSHIP	10,173	12,624	24.1	35,688	35,585	-0.3	2.0	1.7

Source: Census of Population and Housing 1970 and 1980


Poverty Rate for Families, 1979
0.0 - 1.9%
2.0 - 3.1%
3.2 - 4.6%
5.6 - 6.0%
6.5 - 7.6%
County Norm - 3.1%
BERGEN COUNTY PLANNING BOARD
NEW
PASSAIC COUNTY
ESSEX COUNTY
HUDSON COUNTY
MAHWAH
RAMSEY
UPPER SADDLE RIVER
MONTVALE
OAKLAND
ALLENDALE
SADDLE RIVER
PARK RIDGE
RIVER VALE
WOODCLIFF LAKE
OLD TAPPAN
NORTHVALE
FRANKLIN LAKES
WALDWICK
HILLSDALE
ROCKLEIGH
WYCKOFF
HO-HO-KUS
MIDLAND PARK
WASHINGTON TWP.
WESTWOOD
HARRINGTON PARK
NORWOOD
RIDGEWOOD
EMERSON
CLOSTER
ALPINE
GLEN ROCK
HAWORTH
DEMAREST
PARAMUS
DUMONT
CRESSKILL
FAIR LAWN
RIVER EDGE
NEW MILFORD
BERGENFIELD
TENAFLY
ELMWOOD PARK
SADDLE BROOK
ENGLEWOOD
ENGLEWOOD CLIFFS
TEANECK
GARFIELD
LODI
BOGOTA
HASBROUCK HEIGHTS
LEONIA
WALLINGTON
TETERBORO
RIDGEFIELD PARK
FORT LEE
WOOD-RIDGE
LITTLE FERRY
PALISADES PARK
MOONACHIE
RIDGEFIELD
RUTHERFORD
CARLSTADT
CLIFFSIDE PARK
FAIRVIEW
EAST RUTHERFORD
LYNDHURST
NORTH ARLINGTON
HUDSON
MANHATTAN

The poverty rate for families in Bergen County was only 3.1%, nearly identical to the 1970 survey. By municipality, the highest frequency of poverty among families occurred in Englewood (7.6%), Carlstadt (6.9%), and Hackensack (6.5%). With the exception of Northvale and Alpine, all of the communities with a family poverty rate above the county norm were located south on Route 4.

Income by Age of Householder

The 232,041 families in Bergen County had a median income of $27,517 in 1979. However, by age it ranged from a low of $17,414 for householders 65 years of age and older to $34,565 for families in their peak income producing years, 45 to 54.

The following table divided Bergen County families into four income and six age categories. The smallest group were the 4,684 families in the 15 to 24 age category, of which 43% are in the moderate income category. Families in the 25 to 34 age category represented 16.8% of the county and had a median income of $25,093 in 1979. They were well distributed in all four income categories, with 37% classified as middle income.

The three age categories, 35 to 44, 45 to 54, and 55 to 64 each represent 20.3% to 22.6% of the families in the county. By income, the 45 to 54 age group had the highest median income and 48.9% were upper income. The 35 to 44 and 55 to 64 age groups are very similar in their income potential, approximately 10% of both groups are lower income, and just over 21% are moderate income. The balance, 68% to 70%, are middle and upper income families representing nearly 30% of the families in Bergen County.

Table 17A.
Age of Householder by Income Category, 1979

Family Income	Percent Distribution						
	15-24	25-34	35-44	45-54	55-64	65+	To
All levels	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100
Under $12,500	26.9	13.0	10.0	6.1	9.0	34.0	13
$12,500-22,499	42.7	28.8	21.7	15.8	21.2	29.6	23
$22,500-34,999	26.5	37.2	33.3	29.2	30.8	20.0	30
$35,000 & over	3.9	21.0	35.0	48.9	39.0	16.4	33

Source: Census of Population and Housing 1980

Elderly families, excluding single-person households, represent 16.1% of all families in the county and had the lowest median family income in 1979. As a group, 34% were low and 29.6% moderate income living on social security and pensions. Although

Table 17.
Family Income in 1979 by Age of Householder
Bergen County

FAMILY INCOME	AGE OF HOUSEHOLDER							
	15 TO 24 YEARS	25 TO 34 YEARS	35 TO 44 YEARS	45 TO 54 YEARS	55 TO 59 YEARS	60 TO 64 YEARS	65 YEARS AND OVER	ALL AGES
ALL INCOME LEVELS	4,684	39,056	47,159	52,499	28,704	22,625	37,314	232,041
LESS THAN $2,500	172	631	642	330	140	147	365	2,427
$2,500 TO $4,999	248	784	613	439	193	228	1,010	3,515
$5,000 TO $7,499	266	929	780	579	330	476	3,282	6,642
$7,500 TO $9,999	264	1,108	1,127	704	513	692	4,093	8,501
$10,000 TO $12,49	311	1,631	1,583	1,161	821	1,062	3,918	10,487
$12,500 TO $14,99	402	1,829	1,574	1,403	1,012	1,052	3,213	10,485
$15,000 TO $17,49	429	2,740	2,366	2,005	1,168	1,454	2,875	13,037
$17,500 TO $19,99	582	2,783	2,760	2,052	1,416	1,381	2,525	13,499
$20,000 TO $22,49	588	3,883	3,531	2,819	1,842	1,555	2,428	16,646
$22,500 TO $24,99	352	3,053	3,151	2,654	1,816	1,546	1,946	14,518
$25,000 TO $27,49	351	4,215	3,590	2,966	1,845	1,477	1,722	16,166
$27,500 TO $29,99	278	2,529	3,342	3,222	1,918	1,297	1,568	14,154
$30,000 TO $34,99	261	4,721	5,601	6,479	3,395	2,507	2,244	25,208
$35,000 TO $39,99	80	2,889	4,245	6,003	2,840	1,969	1,585	19,611
$40,000 TO $49,99	56	2,816	5,080	8,159	3,908	2,563	1,886	24,468
$50,000 TO $74,99	36	1,765	4,851	7,979	3,831	2,274	1,803	22,539
$75,000 OR MORE	8	750	2,323	3,545	1,716	945	851	10,138
MEDIAN	$18,574	$25,093	$28,893	$34,565	$31,971	$27,967	$17,414	$27,517

Source: Census of Population and Housing 1980

Table 18.
All Persons and Persons 65 Years Old and Over Below the 1969 and 1979 Poverty Levels
Bergen County

ALL PERSONS BELOW POVERTY LEVEL:

	NUMBER	RATE
1969	36,494	4.1
1979	34,703	4.1

PERSONS 65 YEARS & OVER BELOW POVERTY LEVEL:

	NUMBER	RATE
1969	11,092	13.4
1979	6,655	6.5

Source: Census of Population and Housing 1970 and 1980

16.4% of the elderly families are in the upper income category, it is considerably less than any other household group, with the exception of 15 to 24 year olds.

Poverty

The poverty rate in Bergen County remained unchanged during the 1970s at 4.1%, although the total number of persons in poverty declined by 1,791 to 34,703 persons in 1979. By age, the total number of persons over 65 years of age in poverty declined by 4,437 to 6,655 persons after the federal social security program was reformed and indexed to the CPI. The number of persons under 65 in poverty increased by 2,646 during the decade to 28,048 persons in 1979, of which 10,029 were children under 18 years of age.

HOUSING CHARACTERISTICS

Housing by Municipality

The total housing stock in Bergen County increased by 24,463 units, or 8.3% to 306,774 units from 1970 to 1980. The fastest growing communities with a growth rate in excess of 20% included Alpine, Cliffside Park, Fort Lee, Franklin Lakes, Mahwah, River Vale, Saddle River, and Wallington. Cliffside Park and Fort Lee had extensive high-rise development. Wallington experienced a significant number of conversions, while the remaining communities had predominantly single-family construction. Three municipalities had a reported loss in their housing stock. A check of the 1980 census by both municipal and local census officials concluded Fair Lawn had an unreported census error in 1970. As a result, the reported loss in the housing stock is not considered to be valid. Bogota and South Hackensack did experience a modest decline in their housing stock, although no specific cause has been identified.

The overall vacancy rate in Bergen County increased from 1.4% in 1970 to 2.0% in 1980. The local real estate market remained very tight, despite the modest increase. The only communities with a vacancy rate in excess of 4% were Edgewater and Rockleigh, with rates under 1.0% reported by nine municipalities.

Seasonal units in Bergen County numbered only 184 in 1980, less than 1% of the total housing stock. The majority are located along the Hudson and Ramapo Rivers in Edgewater, Mahwah, and Oakland.

Median Value of Owner Occupied Housing Units

The number of owner-occupied units in Bergen County increased by 7,411 households, or 3.9% to 196,422 in 1980. As a percent of the total occupied housing stock, owner-occupied households

Table 19.
Total and Year Round Housing Units and Vacancy Rates: 1970 and 1980
Bergen County

	TOTAL HOUSING UNITS			YEAR ROUND HOUSING UNITS		VACANCY RATE YEAR ROUND UNITS	
	1970	1980	% CHANGE	1970	1980	1970	1980
BERGEN COUNTY	283,311	306,774	8.3	283,162	306,590	1.4	2.0
ALLENDALE BOROUGH	1,647	1,727	4.9	1,647	1,727	1.6	1.6
ALPINE BOROUGH	377	516	36.9	377	516	2.1	4.1
BERGENFIELD BOROUGH	8,919	8,969	0.6	8,919	8,967	1.0	1.5
BOGOTA BOROUGH	2,902	2,894	-0.3	2,902	2,894	1.1	1.3
CARLSTADT BOROUGH	2,258	2,393	6.0	2,258	2,391	1.7	3.3
CLIFFSIDE PARK BOROUGH	6,887	9,357	35.9	6,884	9,351	1.3	3.2
CLOSTER BOROUGH	2,498	2,664	6.6	2,497	2,663	1.4	1.5
CRESSKILL BOROUGH	2,319	2,385	2.8	2,318	2,384	1.1	1.1
DEMAREST BOROUGH	1,395	1,542	10.5	1,395	1,542	1.4	1.4
DUMONT BOROUGH	5,993	6,162	2.8	5,993	6,162	0.8	1.1
EAST RUTHERFORD BOROUGH	2,960	3,211	8.5	2,960	3,210	1.1	2.7
EDGEWATER BOROUGH	1,892	2,230	17.9	1,885	2,219	3.8	6.3
ELMWOOD PARK BOROUGH	6,504	6,798	4.5	6,503	6,797	0.8	1.2
EMERSON BOROUGH	2,135	2,231	4.5	2,134	2,229	0.6	0.6
ENGLEWOOD CITY	8,413	8,620	4.8	8,410	8,814	2.0	2.3
ENGLEWOOD CLIFFS BOROUGH	1,613	1,781	10.4	1,612	1,781	1.1	1.7
FAIR LAWN BOROUGH	11,795	11,678	-1.0	11,794	11,673	0.5	0.9
FAIRVIEW BOROUGH	3,853	4,386	13.8	3,853	4,380	1.5	3.4
FORT LEE BOROUGH	12,584	15,485	23.1	12,578	15,476	2.0	3.8
FRANKLIN LAKES BOROUGH	1,979	2,568	29.8	1,979	2,566	2.0	2.4
GARFIELD CITY	11,003	11,112	1.0	11,003	11,110	1.7	3.2
GLEN ROCK BOROUGH	3,749	3,777	0.7	3,747	3,775	1.0	0.9
HACKENSACK CITY	13,915	16,304	17.2	13,906	16,297	2.3	2.9
HARRINGTON PARK BOROUGH	1,288	1,362	5.7	1,288	1,361	0.6	1.5
HASBROUCK HEIGHTS BOROUGH	4,459	4,516	1.3	4,458	4,513	0.9	1.5
HAWORTH BOROUGH	1,037	1,093	5.4	1,037	1,092	1.1	0.5
HILLSDALE BOROUGH	3,176	3,269	2.9	3,176	3,268	0.9	1.4
HO-HO-KUS BOROUGH	1,304	1,401	7.4	1,304	1,401	0.7	1.4
LEONIA BOROUGH	3,040	3,159	3.9	3,040	3,159	1.2	2.0
LITTLE FERRY BOROUGH	3,243	3,860	19.0	3,242	3,856	5.2	2.7
LODI BOROUGH	8,440	9,514	12.7	8,440	9,512	1.5	2.0
LYNDHURST TOWNSHIP	7,361	7,591	3.1	7,361	7,586	1.5	2.4
MAHWAH TOWNSHIP	3,038	3,823	25.8	3,037	3,808	2.2	2.3
MAYWOOD BOROUGH	3,629	3,679	1.4	3,629	3,674	1.7	1.2
MIDLAND PARK BOROUGH	2,469	2,600	5.3	2,469	2,600	3.1	1.4
MONTVALE BOROUGH	2,097	2,320	10.6	2,090	2,320	1.6	1.9
MOONACHIE BOROUGH	965	1,022	5.9	965	1,022	0.7	1.4
NEW MILFORD BOROUGH	6,109	6,253	2.4	6,108	6,253	0.7	0.7
NORTH ARLINGTON BOROUGH	6,336	6,563	3.6	6,336	6,561	0.7	1.4
NORTHVALE BOROUGH	1,354	1,521	12.3	1,354	1,521	1.5	1.0
NORWOOD BOROUGH	1,150	1,310	13.9	1,150	1,310	1.6	1.4
OAKLAND BOROUGH	3,877	3,979	2.6	3,798	3,940	3.1	1.5
OLD TAPPAN BOROUGH	1,003	1,189	18.5	1,001	1,189	1.4	1.0
ORADELL BOROUGH	2,547	2,808	10.2	2,547	2,808	0.9	1.4
PALISADES PARK BOROUGH	4,815	5,620	16.7	4,815	5,620	1.1	1.8
PARAMUS BOROUGH	7,179	7,698	7.2	7,179	7,697	0.6	0.7
PARK RIDGE BOROUGH	2,390	2,804	17.3	2,386	2,804	1.0	1.6
RAMSEY BOROUGH	3,613	4,223	16.9	3,610	4,221	1.6	2.1
RIDGEFIELD BOROUGH	3,835	4,004	4.4	3,835	4,002	1.2	2.7
RIDGEFIELD PARK VILLAGE	4,750	4,975	4.7	4,750	4,974	1.4	2.2

Table 19.
Total and Year Round Housing Units and Vacancy Rates: 1970 and 1980
Bergen County

	TOTAL HOUSING UNITS		%	YEAR ROUND HOUSING UNITS		VACANCY RATE YEAR ROUND UNITS	
	1970	1980	CHANGE	1970	1980	1970	1980
RIDGEWOOD VILLAGE	8,209	8,470	3.2	8,209	8,465	1.2	1.7
RIVER EDGE BOROUGH	4,112	4,158	1.1	4,111	4,156	0.7	1.0
RIVER VALE TOWNSHIP	2,272	2,967	30.6	2,272	2,964	1.5	3.8
ROCHELLE PARK TOWNSHIP	2,075	2,077	0.1	2,074	2,077	0.5	1.0
ROCKLEIGH BOROUGH	53	59	11.3	53	59	0.0	5.1
RUTHERFORD BOROUGH	6,987	7,038	0.7	6,987	7,035	1.4	2.2
SADDLE BROOK TOWNSHIP	4,661	4,857	4.2	4,660	4,855	0.5	1.2
SADDLE RIVER BOROUGH	742	904	21.8	742	901	1.5	2.1
SOUTH HACKENSACK TOWNSHIP	769	758	-1.4	769	758	1.3	2.1
TEANECK TOWNSHIP	13,038	13,182	1.1	13,037	13,176	0.8	2.1
TENAFLY BOROUGH	4,619	4,753	2.9	4,618	4,752	1.6	1.6
TETERBORO BOROUGH	7	10	42.9	7	10	0.0	0.0
UPPER SADDLE RIVER BOROUGH	2,050	2,330	13.7	2,048	2,330	2.2	2.3
WALDWICK BOROUGH	3,225	3,328	3.2	3,225	3,326	0.9	1.2
WALLINGTON BOROUGH	3,854	4,728	22.7	3,849	4,727	2.4	3.3
WASHINGTON TOWNSHIP	2,671	2,838	6.3	2,671	2,837	0.6	0.9
WESTWOOD BOROUGH	3,468	3,859	11.3	3,467	3,857	1.5	1.7
WOODCLIFF LAKE BOROUGH	1,426	1,646	15.4	1,425	1,646	1.6	1.9
WOOD-RIDGE BOROUGH	2,560	2,835	10.7	2,560	2,834	1.2	1.0
WYCKOFF TOWNSHIP	4,438	4,831	8.9	4,437	4,829	1.4	1.7

Source: Census of Population and Housing 1970 and 1980

declined slightly from 66.8% in 1970 to 65.4% in 1980. Condominium and co-op conversions may reverse this trend in the 1980s. With the exception of Teterboro, Fort Lee had the lowest frequency of owner occupied housing in 1980 (26.6%), followed by Edgewater (28.1%), and Hackensack (28.1%). Communities with over 90% of their households in the owner-occupied category included Cresskill, Demarest, Emerson, Englewood Cliffs, Franklin Lakes, Glen Rock, Harrington Park, Haworth, Hillsdale, Ho-Ho-Kus, Norwood, Oakland, Old Tappan, Paramus, River Vale, Saddle River, Upper Saddle River, Washington Township, Woodcliff Lake, and Wykoff.

The median value owner-occupied housing in the county increased from $31,678 in 1970 to $76,500 in 1980, or 141.5%. The municipal data should be used with care in Alpine, Franklin Lakes, Rockleigh, Saddle River, Upper Saddle River, and Woodcliff Lake for the following reasons. The census form had a maximum value of $50,000 plus in 1970 and $200,000 plus in 1980. Each of six municipalities reported their median value for owner occupied housing was the maximum value in 1970. As a result, the percent change in value is over estimated and not valid. Alpine and Saddle River had housing values in excess of $200,000 in 1980, while Garfield was low with $55,600. In general, the relative position of each municipality is more significant than the actual reported median value in 1980 and the range of owner-occupied value illustrates that the housing stock in Bergen County is not uniformly expensive.

Median Rent of Rental Occupied Housing Units

The number of rental-occupied units increased by 13,749 households, or 15.2% to 103,988 in 1980. Rental occupancy also increased from 31.9% of the occupied housing stock in Bergen County, to 34.6% in 1980. A recent decline is anticiapted as a result of condominium conversions and lack of new garden apartment construction. The majority of the municipal housing stock in the rental category was in the following communities: Cliffside Park, East Rutherford, Fairview, Fort Lee, Garfield, Hackensack, Little Ferry, Lodi, Palisades Park, Teterboro, and Wallington.

The median contract rent doubled during the decade, increasing from $137 in 1970 to $281 in 1980. The maximum contract rent recorded by the Census Bureau was $500 plus and was reported as the median contract rent in Alpine, Haworth, and Washington Township. Rental increases below the county average occurred in Bogota, Dumont, Elmwood Park, Englewood, Fair Lawn, Fort Lee, Hasbrouck Heights, Leonia, Little Ferry, Moonachie, New Milford, North Arlington, Palisades Park, Ridgefield, River Edge, Rutherford, and Teaneck. With the exception of Bogota and Moonachie, each community has a local rent control ordinance.

Table 20.
Number and Median Value of Owner Occupied Housing Units: 1970 and 1980
Bergen County

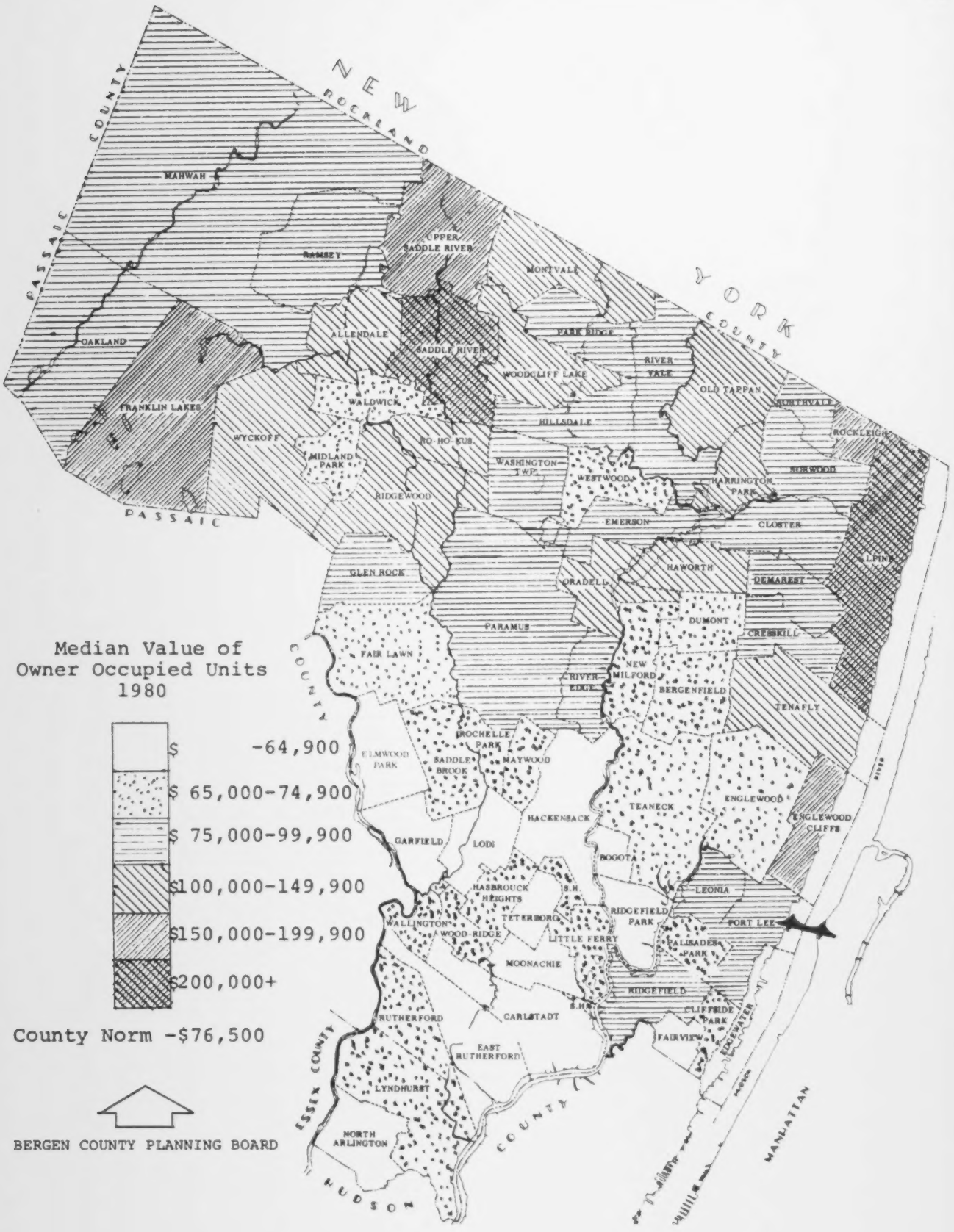
	OWNER OCCUPIED HOUSING UNITS						
	NUMBER OF UNITS		% OF YEAR ROUND UNITS		MEDIAN VALUE OF OWNER UNITS ($)		% CHANGE IN VALUE
	1970	1980	1970	1980	1970	1980	
BERGEN COUNTY	189,011	196,422	66.8	64.1	31,678	76,500	141.5
ALLENDALE BOROUGH	1,463	1,525	88.8	88.3	42,001	110,800	163.8
ALPINE BOROUGH	266	398	70.6	77.1	50,000+	200,100+	300.2*
BERGENFIELD BOROUGH	6,299	6,358	70.6	70.9	28,118	65,500	132.9
BOGOTA BOROUGH	1,904	1,884	65.6	65.1	25,985	62,500	140.5
CARLSTADT BOROUGH	1,423	1,309	63.0	54.7	23,912	62,200	160.1
CLIFFSIDE PARK BOROUGH	3,020	4,383	43.9	46.9	27,632	66,500	140.7
CLOSTER BOROUGH	2,183	2,339	87.4	87.8	34,804	88,300	153.7
CRESSKILL BOROUGH	2,158	2,140	93.1	89.8	31,729	77,100	143.0
DEMAREST BOROUGH	1,160	1,435	83.2	93.1	37,405	97,500	160.7
DUMONT BOROUGH	4,773	4,652	79.6	75.5	29,169	66,500	128.0
EAST RUTHERFORD BOROUGH	1,357	1,310	45.8	40.8	23,362	62,500	167.5
EDGEWATER BOROUGH	623	584	33.1	26.3	21,225	57,500	170.9
ELMWOOD PARK BOROUGH	4,489	4,215	62.1	62.0	25,317	63,400	150.4
EMERSON BOROUGH	2,005	2,085	94.0	93.5	33,576	79,700	137.4
ENGLEWOOD CITY	4,545	4,501	54.0	51.1	31,935	68,200	113.6
ENGLEWOOD CLIFFS BOROUGH	1,439	1,619	89.3	90.9	50,000+	153,900	207.8*
FAIR LAWN BOROUGH	9,491	9,375	80.6	80.3	29,824	71,300	139.1
FAIRVIEW BOROUGH	1,696	1,698	44.0	38.8	24,452	60,500	147.4
FORT LEE BOROUGH	3,477	3,960	27.6	25.6	37,680	83,400	121.3
FRANKLIN LAKES BOROUGH	1,805	2,363	91.2	92.1	50,000+	164,500	229.0*
GARFIELD CITY	5,367	4,777	48.8	43.0	23,118	55,600	140.5
GLEN ROCK BOROUGH	3,468	3,509	92.6	93.0	34,496	90,000	160.9
HACKENSACK CITY	4,545	4,452	32.7	27.3	27,060	62,700	131.7
HARRINGTON PARK BOROUGH	1,178	1,266	91.5	93.0	40,126	102,100	154.5
HASBROUCK HEIGHTS BOROUGH	3,127	3,098	70.1	68.6	29,703	69,600	134.3
HAWORTH BOROUGH	994	1,050	95.9	96.2	43,538	112,700	158.9
HILLSDALE BOROUGH	2,873	2,942	90.5	90.0	35,954	89,500	148.9
HO-HO-KUS BOROUGH	1,196	1,269	91.7	90.6	44,335	122,100	175.4
LEONIA BOROUGH	1,884	1,860	62.0	58.9	34,076	76,700	125.1
LITTLE FERRY BOROUGH	1,629	1,696	50.2	44.0	26,000	65,300	151.2
LODI BOROUGH	4,053	4,044	48.0	42.5	24,295	61,800	154.4
LYNDHURST TOWNSHIP	4,536	4,545	61.6	59.9	23,952	65,000	171.4
MAHWAH TOWNSHIP	2,236	2,938	74.3	77.2	34,272	96,900	182.7
MAYWOOD BOROUGH	2,562	2,566	70.6	69.8	28,587	67,600	136.5
MIDLAND PARK BOROUGH	1,900	1,892	77.0	72.8	28,832	74,000	156.7
MONTVALE BOROUGH	1,578	1,782	75.5	76.8	38,769	101,200	161.0
MOONACHIE BOROUGH	809	824	83.9	80.6	23,929	62,400	160.8
NEW MILFORD BOROUGH	3,898	3,876	63.8	62.0	30,601	72,300	136.3
NORTH ARLINGTON BOROUGH	3,481	3,553	54.9	54.2	25,518	63,900	150.4
NORTHVALE BOROUGH	1,134	1,249	83.8	82.1	33,039	81,900	147.9
NORWOOD BOROUGH	1,030	1,177	89.6	89.8	34,636	87,400	152.3
OAKLAND BOROUGH	3,396	3,544	89.4	89.9	31,850	78,900	147.7
OLD TAPPAN BOROUGH	929	1,101	92.8	92.6	42,828	110,000	156.8
ORADELL BOROUGH	2,319	2,485	91.0	88.5	42,430	106,400	150.8
PALISADES PARK BOROUGH	2,175	2,217	45.2	39.4	28,754	66,300	130.6
PARAMUS BOROUGH	6,543	7,029	91.1	91.3	33,793	85,700	153.6
PARK RIDGE BOROUGH	1,992	2,160	83.5	77.0	34,728	89,800	158.6
RAMSEY BOROUGH	2,856	3,276	79.1	77.6	35,631	94,500	165.2
RIDGEFIELD BOROUGH	2,156	2,194	56.2	54.6	32,320	75,300	133.0
RIDGEFIELD PARK VILLAGE	2,447	2,533	51.5	50.9	23,765	61,100	157.1

Table 20.
Number and Median Value of Owner Occupied Housing Units: 1970 and 1980
Bergen County

	OWNER OCCUPIED HOUSING UNITS						
	NUMBER OF UNITS		% OF YEAR ROUND UNITS		MEDIAN VALUE OF OWNER UNITS ($)		% CHANGE IN VALUE
	1970	1980	1970	1980	1970	1980	
RIDGEWOOD VILLAGE	6,564	6,636	80.0	78.4	40,297	101,600	152.1
RIVER EDGE BOROUGH	2,988	3,002	72.7	72.2	31,512	76,800	143.7
RIVER VALE TOWNSHIP	2,102	2,637	92.5	89.0	39,051	99,400	154.5
ROCHELLE PARK TOWNSHIP	1,643	1,609	79.2	77.5	27,365	67,700	147.4
ROCKLEIGH BOROUGH	40	42	75.5	71.2	50,000 +	175,000	250.0 *
RUTHERFORD BOROUGH	4,191	4,195	60.0	59.5	29,396	68,300	132.3
SADDLE BROOK TOWNSHIP	3,421	3,627	78.3	74.7	27,586	65,600	137.8
SADDLE RIVER BOROUGH	670	809	90.3	89.8	50,000 +	200,100+	300.2 *
SOUTH HACKENSACK TOWNSHIP	455	446	58.1	58.8	27,849	65,300	134.5
TEANECK TOWNSHIP	10,169	10,180	78.0	77.3	31,739	68,800	116.8
TENAFLY BOROUGH	3,828	3,825	82.9	80.5	45,075	104,400	131.6
TETERBORO BOROUGH	10						
UPPER SADDLE RIVER BOROUGH	1,878	2,147	91.7	92.1	50,000 +	160,200	220.4 *
WALDWICK BOROUGH	2,859	2,941	88.7	88.4	30,397	73,000	140.2
WALLINGTON BOROUGH	1,840	1,949	47.8	41.2	24,281	65,600	170.2
WASHINGTON TOWNSHIP	2,549	2,719	95.4	95.8	35,561	87,700	146.6
WESTWOOD BOROUGH	2,398	2,561	69.2	66.4	30,492	73,900	142.4
WOODCLIFF LAKE BOROUGH	1,310	1,525	91.9	92.6	50,000 +	137,000	174.0 *
WOOD-RIDGE BOROUGH	2,058	2,137	80.4	75.4	28,654	67,100	134.2
WYCKOFF TOWNSHIP	4,078	4,398	91.9	91.1	42,524	115,900	172.6

Source: Census of Population and Housing 1970 and 1980

* Percent change does not reflect the true change since the 1970 or the 1980 value was the maximum reported in the census.


Median Value of
Owner Occupied Units
1980
$ -64,900
$ 65,000-74,900
$ 75,000-99,900
$100,000-149,900
$150,000-199,900
$200,000+
County Norm -$76,500
BERGEN COUNTY PLANNING BOARD
NEW
ROCKLAND
COUNTY
PASSAIC
COUNTY
YORK
COUNTY
ESSEX
COUNTY
HUDSON
COUNTY
MANHATTAN
MAHWAH
RAMSEY
UPPER SADDLE RIVER
MONTVALE
OAKLAND
ALLENDALE
SADDLE RIVER
PARK RIDGE
RIVER VALE
WOODCLIFF LAKE
OLD TAPPAN
NORTHVALE
ROCKLEIGH
FRANKLIN LAKES
WALDWICK
HILLSDALE
WYCKOFF
MIDLAND PARK
RO-HO-KUS
WASHINGTON TWP.
WESTWOOD
NORWOOD
HARRINGTON PARK
RIDGEWOOD
EMERSON
CLOSTER
GLEN ROCK
HAWORTH
ORADELL
DEMAREST
LPINE
PARAMUS
DUMONT
CRESSKILL
FAIR LAWN
NEW MILFORD
RIVER EDGE
BERGENFIELD
TENAFLY
ROCHELLE PARK
ELMWOOD PARK
SADDLE BROOK
MAYWOOD
TEANECK
ENGLEWOOD
ENGLEWOOD CLIFFS
HACKENSACK
GARFIELD
LODI
BOGOTA
HASBROUCK HEIGHTS
S.H.
LEONIA
TETERBORO
RIDGEFIELD PARK
FORT LEE
WALLINGTON
WOOD-RIDGE
LITTLE FERRY
PALISADES PARK
MOONACHIE
RIDGEFIELD
S.H.
CLIFFSIDE PARK
RUTHERFORD
CARLSTADT
FAIRVIEW
EDGEWATER
EAST RUTHERFORD
LYNDHURST
NORTH ARLINGTON

Housing Units by Units in Structure

The total housing stock in Bergen County increased by 22,989 units, or 8.1% to 306,564 dwellings from 1970 to 1980. By tenure, owner-occupied units, including condominiums and co-op's, increased by 7,075 dwellings, or 3.7% to 196,455. Owner-occupied detached single family homes increased during the decade by only 1.8% as vacant land available for subdivision became increasingly limited in quantity and expensive. Attached owner-occupied units increased by 102.8% and multi-family owner occupied units, primarily co-op's, increased by 363%. Both trends appear to be accelerating during the 1980s. Owner occupied two-family and mobile homes declined, a trend which was not anticipated.

Rental-occupied housing in Bergen County increased by 13,710 units, or 15.2% to 103,955 dwellings in 1980. The most dramatic increases occurred in one family attached units, up 44.8%, and multi-family units, which increased 27.2%. As in the owner-occupied category, the number of rental-occupied mobile homes declined. Future trends are difficult to predict. Condominium and co-op conversions of the existing rental housing stock will continue, however conversions and renewed interest in new rental construction as a result of the Mount Laurel II decision may further increase the number of rental units in Bergen County during the 1980s.

Rental Costs

Table 23 calculated the gross rent paid as a percentage of the total household income in 1970 and 1980. The number of rental households who paid less than 20% of their annual income for rent declined from 43,162, or 48.0% of the rental housing stock in 1970 to 40,222 units, or 38.9% in 1980. An indication that rental charges in Bergen County increased faster than available income is evident by the number of households who paid over 35% of their income for rent. In 1970, 18,279 rental households, or 20.3% of the total were in this catetory. By 1980, 26,412 rental households paid over 35% of their income for rent, over 25% of the total rental units in the county. By income category, this imbalance was concentrated among rental households with less than $10,000 in income and represent 77.6% of all households who paid over 35% of their income for rent in 1980.

Overcrowding and Lacking Plumbing Facilities

Overcrowding and lacking complete plumbing facilities, including hot water, are the two measures of substandard housing conditions provided by the census. The number of occupied housing units with more than one person per room in Bergen County has declined from 11,206, or 4.0% of the total housing stock to 6,017 units or 2.0%. This improvement is directly related to the decline in the average household size, rather than construction of large units.

Table 21.
Number and Median Contract Rent of Renter Occupied Housing Units: 1970 and 1980
Bergen County

	RENTER OCCUPIED HOUSING UNITS						
	NUMBER OF UNITS		% OF YEAR ROUND UNITS		MEDIAN CONTRACT RENT ($)		% CHANGE IN RENT
	1970	1980	1970	1980	1970	1980	
BERGEN COUNTY	90,239	103,988	31.9	33.9	137	281	105.0
ALLENDALE BOROUGH	157	175	9.5	10.1	165	410	147.9
ALPINE BOROUGH	103	97	27.3	18.8	186	501+	169.2*
BERGENFIELD BOROUGH	2,528	2,478	28.3	27.6	144	304	110.4
BOGOTA BOROUGH	967	972	33.3	33.6	153	294	92.7
CARLSTADT BOROUGH	796	1,002	35.3	41.9	106	245	130.7
CLIFFSIDE PARK BOROUGH	3,772	4,672	54.8	50.0	115	257	124.3
CLOSTER BOROUGH	279	283	11.2	10.6	126	316	151.0
CRESSKILL BOROUGH	133	217	5.7	9.1	131	417	219.4
DEMAREST BOROUGH	215	85	15.4	5.5	106	363	242.6
DUMONT BOROUGH	1,171	1,443	19.5	23.4	148	290	96.3
EAST RUTHERFORD BOROUGH	1,569	1,812	53.0	56.4	112	248	122.4
EDGEWATER BOROUGH	1,190	1,496	63.1	67.4	132	322	144.5
ELMWOOD PARK BOROUGH	2,682	2,500	37.1	36.8	136	245	79.6
EMERSON BOROUGH	116	131	5.4	5.9	139	299	115.7
ENGLEWOOD CITY	3,699	4,111	44.0	46.6	140	259	85.0
ENGLEWOOD CLIFFS BOROUGH	156	132	9.7	7.4	143	352	146.2
FAIR LAWN BOROUGH	2,222	2,196	18.9	18.8	158	300	89.3
FAIRVIEW BOROUGH	2,101	2,532	54.5	57.8	117	249	113.1
FORT LEE BOROUGH	8,852	10,924	70.4	70.6	197	375	90.2
FRANKLIN LAKES BOROUGH	135	141	6.8	5.5	170	395	132.7
GARFIELD CITY	5,451	5,977	49.5	53.8	91	215	135.2
GLEN ROCK BOROUGH	240	231	6.4	6.1	166	434	161.7
HACKENSACK CITY	9,043	11,375	65.0	69.8	141	292	107.2
HARRINGTON PARK BOROUGH	102	75	7.9	5.5	123	368	199.9
HASBROUCK HEIGHTS BOROUGH	1,291	1,347	29.0	29.8	139	270	93.6
HAWORTH BOROUGH	32	37	3.1	3.4	367	501+	36.6*
HILLSDALE BOROUGH	276	280	8.7	8.6	129	295	128.0
HO-HO-KUS BOROUGH	99	112	7.6	8.0	171	436	155.6
LEONIA BOROUGH	1,119	1,235	36.8	39.1	149	257	72.6
LITTLE FERRY BOROUGH	1,443	2,055	44.5	53.3	153	299	95.2
LODI BOROUGH	4,262	5,279	50.5	55.5	123	267	116.8
LYNDHURST TOWNSHIP	2,711	2,857	36.8	37.7	114	248	118.1
MAHWAH TOWNSHIP	708	783	23.5	20.6	169	350	106.6
MAYWOOD BOROUGH	1,006	1,064	27.7	29.0	137	290	111.1
MIDLAND PARK BOROUGH	493	671	20.0	25.8	149	349	134.6
MONTVALE BOROUGH	479	494	22.9	21.3	162	370	128.1
MOONACHIE BOROUGH	149	184	15.4	18.0	120	243	102.5
NEW MILFORD BOROUGH	2,168	2,333	35.5	37.3	114	211	85.0
NORTH ARLINGTON BOROUGH	2,809	2,918	44.3	44.5	125	235	87.9
NORTHVALE BOROUGH	200	257	14.8	16.9	139	287	106.7
NORWOOD BOROUGH	102	115	8.9	8.8	143	338	136.4
OAKLAND BOROUGH	283	336	7.5	8.5	145	348	140.6
OLD TAPPAN BOROUGH	58	76	5.8	6.4	128	369	189.4
ORADELL BOROUGH	205	284	8.0	10.1	171	362	111.7
PALISADES PARK BOROUGH	2,588	3,303	53.7	58.8	135	272	101.0
PARAMUS BOROUGH	569	615	8.2	8.0	151	365	142.0
PARK RIDGE BOROUGH	371	598	15.5	21.3	135	338	149.8
RAMSEY BOROUGH	696	856	19.3	20.3	176	372	108.9
RIDGEFIELD BOROUGH	1,633	1,701	42.6	42.5	158	274	73.4
RIDGEFIELD PARK VILLAGE	2,236	2,334	47.1	46.9	142	289	103.8

Table 21.
Number and Median Contract Rent of Renter Occupied Housing Units: 1970 and 1980
Bergen County

	RENTER OCCUPIED HOUSING UNITS						
	NUMBER OF UNITS		% OF YEAR ROUND UNITS		MEDIAN CONTRACT RENT ($)		% CHANGE IN RENT
	1970	1980	1970	1980	1970	1980	
RIDGEWOOD VILLAGE	1,547	1,682	18.8	19.9	181	396	119.3
RIVER EDGE BOROUGH	1,093	1,111	26.6	26.7	166	331	99.0
RIVER VALE TOWNSHIP	135	213	5.9	7.2	145	440	203.0
ROCHELLE PARK TOWNSHIP	421	447	20.3	21.5	138	292	111.3
ROCKLEIGH BOROUGH	13	14	24.5	23.7	110	275	150.0
RUTHERFORD BOROUGH	2,699	2,688	38.6	38.2	130	260	99.9
SADDLE BROOK TOWNSHIP	924	1,171	21.1	24.1	145	308	112.0
SADDLE RIVER BOROUGH	61	73	8.2	8.1	413	465	12.7
SOUTH HACKENSACK TOWNSHIP	318	296	40.6	39.1	135	279	106.0
TEANECK TOWNSHIP	2,770	2,719	21.2	20.6	151	283	87.3
TENAFLY BOROUGH	717	852	15.5	17.9	172	366	112.9
TETERBORO BOROUGH		10		100.0		156	
UPPER SADDLE RIVER BOROUGH	124	130	6.1	5.6	141	375	165.5
WALDWICK BOROUGH	336	346	10.4	10.4	137	371	171.3
WALLINGTON BOROUGH	1,917	2,623	49.8	55.5	102	235	131.0
WASHINGTON TOWNSHIP	107	92	4.0	3.2	112	501 +	346.4*
WESTWOOD BOROUGH	1,017	1,230	29.3	31.9	156	335	114.8
WOODCLIFF LAKE BOROUGH	92	89	6.5	5.4	170	416	145.2
WOOD-RIDGE BOROUGH	470	668	18.4	23.6	124	300	141.2
WYCKOFF TOWNSHIP	296	351	6.7	7.3	161	374	132.5

Source: Census of Population and Housing 1970 and 1980

* Percent change does not reflect the true change since the 1970 or the 1980 median contract rent was the maximumu reported in the census.

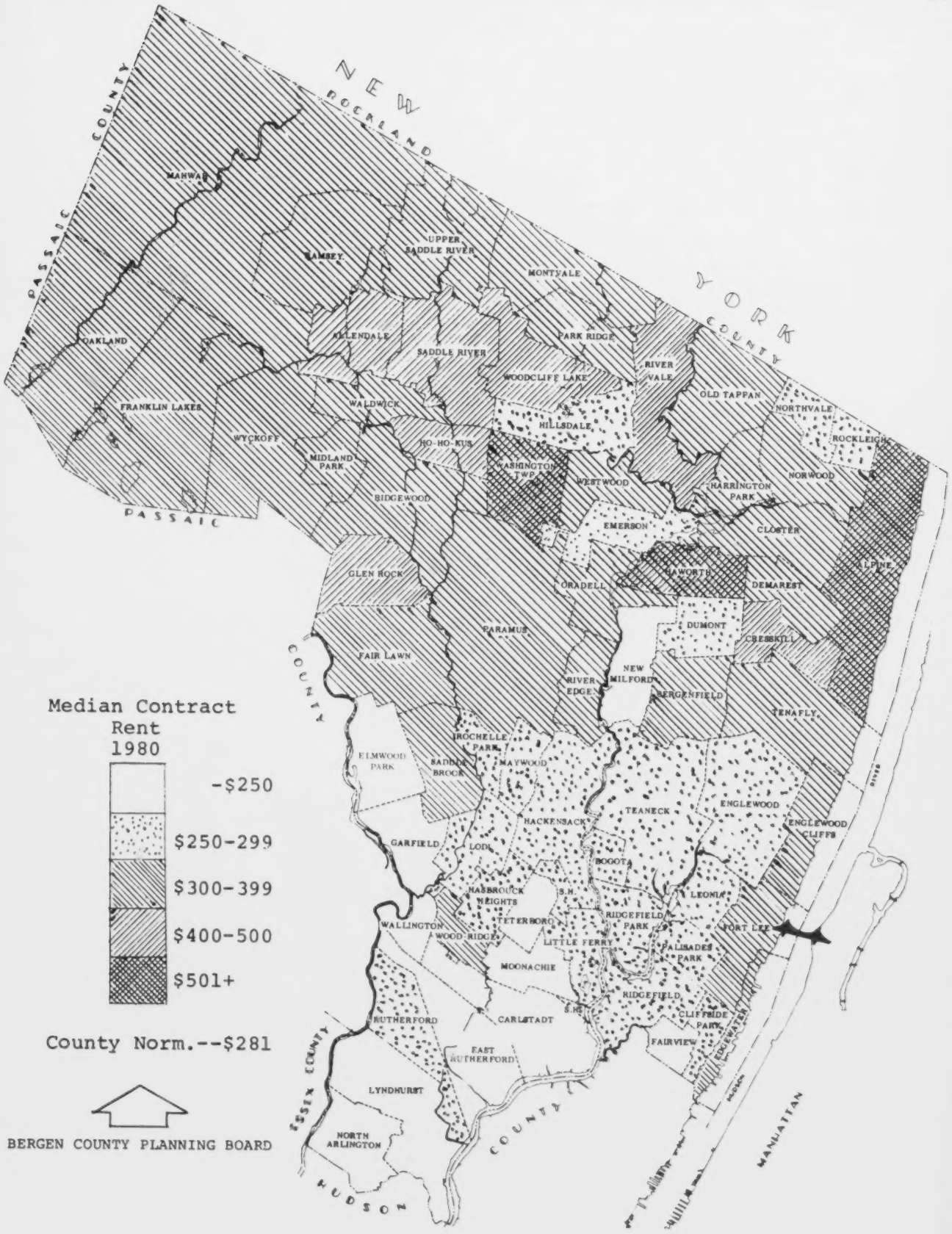

NEW
ROCKLAND
COUNTY
PASSAIC
YORK
COUNTY
MAHWAH
UPPER SADDLE RIVER
RAMSEY
MONTVALE
OAKLAND
ALLENDALE
SADDLE RIVER
PARK RIDGE
RIVER VALE
WOODCLIFF LAKE
OLD TAPPAN
NORTHVALE
ROCKLEIGH
FRANKLIN LAKES
WALDWICK
HILLSDALE
WYCKOFF
HO-HO-KUS
MIDLAND PARK
WASHINGTON TWP.
WESTWOOD
NORWOOD
HARRINGTON PARK
BIDGEWOOD
EMERSON
CLOSTER
GLEN ROCK
ORADELL
ALPINE
DEMAREST
PARAMUS
DUMONT
CRESSKILL
FAIR LAWN
NEW MILFORD
RIVER EDGE
BERGENFIELD
TENAFLY
ELMWOOD PARK
NEW ROCHELLE PARK
SADDLE BROOK
MAYWOOD
TEANECK
ENGLEWOOD
ENGLEWOOD CLIFFS
HACKENSACK
GARFIELD
LODI
BOGOTA
HASBROUCK HEIGHTS
S.H.
LEONIA
TETERBORO
RIDGEFIELD PARK
FORT LEE
WALLINGTON
WOOD-RIDGE
LITTLE FERRY
PALISADES PARK
MOONACHIE
RIDGEFIELD
CLIFFSIDE PARK
RUTHERFORD
CARLSTADT
FAIRVIEW
EDGEWATER
EAST RUTHERFORD
LYNDHURST
NORTH ARLINGTON
ESSEX COUNTY
HUDSON COUNTY
HUDSON
MANHATTAN
Median Contract Rent 1980
-$250
$250-299
$300-399
$400-500
$501+
County Norm.--$281
BERGEN COUNTY PLANNING BOARD

Table 22.
Tenure and Occupancy Status By Units in Structure: 1970 and 1980
(Year-round housing units)
Bergen County

	1970	1980	% CHANGE
TOTAL YEAR-ROUND UNITS	283,575	306,564	8.1
1, DETACHED UNIT	173,092	176,073	1.7
1, ATTACHED UNIT	1,751	3,093	76.6
2 UNITS	49,751	51,617	3.8
3 AND 4 UNITS	16,250	18,339	12.9
5 OR MORE UNITS	41,640	56,486	35.7
MOBILE HOME OR TRAILER	1,091	956	-12.4
TOTAL OCCUPIED UNITS	279,625	300,410	7.4
1, DETACHED UNIT	171,484	174,043	1.5
1, ATTACHED UNIT	1,726	3,024	75.2
2 UNITS	48,863	49,994	2.3
3 AND 4 UNITS	15,897	17,796	11.9
5 OR MORE UNITS	40,564	54,620	34.7
MOBILE HOME OR TRAILER	1,091	933	-14.5
OWNER OCCUPIED UNITS	189,380	196,455	3.7
1, DETACHED UNIT	162,875	165,859	1.8
1, ATTACHED UNIT	906	1,837	102.8
2 UNITS	21,795	21,267	-2.4
3 AND 4 UNITS	1,991	2,543	27.7
5 OR MORE UNITS	904	4,184	362.8
MOBILE HOME OR TRAILER	909	765	-15.8
RENTER OCCUPIED UNITS	90,245	103,955	15.2
1, DETACHED UNIT	8,609	8,184	-4.9
1, ATTACHED UNIT	820	1,187	44.8
2 UNITS	27,068	28,727	6.1
3 AND 4 UNITS	13,906	15,253	9.7
5 OR MORE UNITS	39,660	50,436	27.2
MOBILE HOME OR TRAILER	182	168	-7.7

Source: Census of Population and Housing 1970 and 1980.

Table 23.
Gross Rent as a Percentage of Household Income: 1970 and 1980
Bergen County

	1970		1980	
	NUMBER	PERCENT	NUMBER	PERCENT
ALL INCOME LEVELS:				
ALL RENT LEVELS	89,982	100.0	103,467	100.0
LESS THAN 20 % OF INCOME	43,162	48.0	40,222	38.9
20 TO 24 % OF INCOME	12,405	13.8	15,133	14.6
25 TO 34 % OF INCOME	11,971	13.3	17,107	16.5
35 % OF INCOME OR MORE	18,270	20.3	26,412	25.5
NOT COMPUTED	4,174	4.6	4,593	4.4
INCOME LESS THAN $5,000:				
ALL RENT LEVELS	20,155	100.0	12,834	100.0
LESS THAN 20 % OF INCOME	325	1.6	266	2.1
20 TO 24 % OF INCOME	616	3.1	762	5.9
25 TO 34 % OF INCOME	2,251	11.2	689	5.4
35 % OF INCOME OR MORE	14,788	73.4	9,319	72.6
NOT COMPUTED	2,175	10.8	1,798	14.0
INCOME $5,000 TO $9,999:				
ALL RENT LEVELS	28,732	100.0	15,607	100.0
LESS THAN 20 % OF INCOME	9,414	32.8	440	2.8
20 TO 24 % OF INCOME	7,424	25.8	776	5.0
25 TO 34 % OF INCOME	7,993	27.8	2,593	16.6
35 % OF INCOME OR MORE	3,064	10.7	11,169	71.6
NOT COMPUTED	837	2.9	629	4.0
INCOME $10,000 TO $14,999:				
ALL RENT LEVELS	23,565	100.0	17,494	100.0
LESS THAN 20 % OF INCOME	17,861	75.8	1,938	11.1
20 TO 24 % OF INCOME	3,345	14.2	3,474	19.9
25 TO 34 % OF INCOME	1,310	5.6	7,067	40.4
35 % OF INCOME OR MORE	380	1.6	4,431	25.3
NOT COMPUTED	669	2.8	584	3.3
INCOME $15,000 OR MORE:				
ALL RENT LEVELS	17,530	100.0	57,532	100.0
LESS THAN 20 % OF INCOME	15,562	88.8	37,578	65.3
20 TO 24 % OF INCOME	1,020	5.8	10,121	17.6
25 TO 34 % OF INCOME	417	2.4	6,758	11.7
35 % OF INCOME OR MORE	38	0.2	1,493	2.6
NOT COMPUTED	493	2.8	1,582	2.7

Source: Census of Population and Housing 1970 and 1980

Table 24.
Persons per Room by Complete Plumbing Facilities for Occupied Housing Units, 1970 and 1980
Bergen County

	1970	1980
OCCUPIED HOUSING UNITS:		
ALL ROOM DENSITIES	279,625	300,410
1.00 OR FEWER PERSONS PER ROOM	268,419	294,393
1.01 TO 1.50 PERSONS PER ROOM	9,754	4,800
1.51 OR MORE PERSONS PER ROOM	1,452	1,217
OCCUPIED HOUSING UNITS WITH COMPLETE PLUMBING FACILITIES:		
ALL ROOM DENSITIES	276,673	296,948
PERCENT OF OCCUPIED UNITS	98.9	98.8
1.00 OR FEWER PERSONS PER ROOM	265,738	291,182
PERCENT OF OCCUPIED UNITS	99.0	98.9
1.01 TO 1.50 PERSONS PER ROOM	9,555	4,641
PERCENT OF OCCUPIED UNITS	98.0	96.7
1.51 OR MORE PERSONS PER ROOM	1,380	1,125
PERCENT OF OCCUPIED UNITS	95.0	92.4

Source: Census of Population and Housing 1970 and 1980

Occupied housing units lacking complete plumbing increased from 2,952 in 1970 to 3,462 in 1980. Many are single rooms with a shared bath. The number of units in the county which are both overcrowded and lacking complete plumbing totaled 251 dwellings, therefore the current estimate of substandard units in Bergen County is 9,228 dwellings or 3.1% of the total housing stock.

TECHNICAL NOTES FOR CENSUS TABLES

TABLE 1

TOTAL POPULATION

Total population is the resident population of an area on April 1, 1970 for 1970 and April 1, 1980 for 1980. The figures in table 1 represent all revisions in census figures for 1970 and 1980 published by the U.S. Census Bureau.

In 1980 revisions were made in: New Jersey State; Essex County, and East Orange in Essex County.

In 1970 revisions were made in: New Jersey State; Northfield City and Pleasantville City in Atlantic County; Bergen County, Bergenfield borough, Bogota borough, Carlstadt borough, Cliffside Park borough, Cresskill borough, Demarest borough, Dumont borough, Edgewater borough, Elmwood Park borough, Fairlawn borough, Garfield city, Hackensack city, Little Ferry borough, Lodi borough, Mahwah township, Moonachie borough, New Milford borough, Paramus borough, Ridgefield Park borough, Saddle Brook township, and South Hackensack township, in Bergen County; Burlington City, Burlington township, Delran township, Riverside township, and Willingboro township in Burlington County; Essex County, Belleville town, Caldwell borough, Millburn township, Newark city, North Caldwell borough, Nutley town, and West Caldwell borough in Essex County; Hudson County, Jersey City city, and Union City city; Mercer County, Trenton city in Mercer County; Monmouth County, Tinton Falls borough in Monmouth County; Florham Park borough and Morris township in Morris County; Warren County, Belvidere town in Warren County.

Population per square mile is the total population of an area divided by land area measured in square miles. Area figures are from the New Jersey Department of Community Affairs and differ slightly from land area figures computed by the U.S. Census Bureau.

TABLE 2

NET MIGRATION

Net migration is the difference between the 1970 population, plus births between census day 1970 and 1980, minus deaths between census days and the 1980 census count. A negative number means more persons left the area than moved to the area. Births and deaths are not counted in the census, but are compiled by the New Jersey Department of Health for the state. Migration figures based entirely on census data are shown in table 3. See below.

TABLE 3

RESIDENCE IN 1975

The data on residence in 1975 were derived from answers to question 15 which asked for the State (or foreign country), county, and city of residence on April 1, 1975. Residence in 1975 is used in conjunction with current residence to determine the extent of residential mobility of the population. The category "Same house" includes all persons 5 years old and over who did not move during the 5 years as well as those who had moved but by 1980 had returned to their 1975 residence. The category "Different house in the United States" includes persons who lived in the United States in 1975 but in a different house (or apartment) from the one they occupied on April 1, 1980. These persons were subdivided into three groups according to their 1975 residence: "Different house, same county," "Different county, same State," and "Different State." The last group was further subdivided by region of 1975 residence. The category "Abroad" includes those with residence in a foreign country, Puerto Rico, or an outlying area of the United States in 1975, including members of the Armed Forces and their dependents. When no information on residence in 1975 was collected for a person, information for other family members was used, if available. All cases of nonresponse, or incomplete response not assigned based on information from other family members, were allocated based on the previous residence of other persons with similar characteristics who provided complete information.

The number of persons who were living in a different house in 1975 is somewhat less than the total number of moves during the 5-year period. Some persons in the same house at the two dates had moved during the 5-year period but by the time of enumeration had returned to their 1975 residence. Other persons who were living in a different house had made one or more intermediate moves. For similar reasons, the number of persons living in a different county or a different State may be understated.

Similar questions on mobility were asked in the 1940, 1950, 1960, and 1970 censuses. The questions in the 1950 census, however, applied to residence one year earlier rather than 5 years earlier. Although the questions in the 1940 census covered a 5-year period, comparability with that census is reduced somewhat because of different definitions and categories of tabulation. Comparability with the 1970 and 1960 censuses is also somewhat reduced because nonresponse was not allocated in those earlier censuses.

Data on residence in 1975 are based on approximately one-half of the full census sample. Therefore, tabulations involving residence in 1975 may differ from tabulations based on the full sample. For example, the number of persons 5 years old and over derived from residence in 1975 tabulations may not agree with other tabulations by age.

TABLE 4

AGE

The data on age were derived from answers to question 5, which was asked of all persons. Only the information in items 5b and 5c (on month and year of birth) was read into the computer. Answers to item 5a (or age at last birthday) were used during field review to fill in any blanks in question 5c. The age classification is based on the age of the person in completed years as of April 1, 1980. The data on age represent the difference between date of birth and April 1, 1980.

The median ages shown in this report were computed on the basis of more detailed intervals than shown in the tables. If the median fell in the terminal category of an age distribution, the method of presentation was to show the initial age of the terminal category followed by a plus sign; thus if the median fell in the category "85 years and over," it is shown as "85+."

In each census since 1940, the Bureau of the Census has assigned the age of a person when it was not reported. In censuses before 1940, with the exception of 1880, persons of unknown age were shown as a separate category. In 1960, 1970, and 1980, assignment of unknown ages was performed by the general allocation procedure.

TABLE 5 AND 6

RACE

The data on race were derived from answers to question 4, which was asked of all persons. The concept of race as used by the Census Bureau reflects self-identification by respondents; it does not denote any clear-cut scientific definition of biological stock. Since the 1980 census obtained information on race through self-identification, the data represent self-identification by people according to the race with which they identify. In this report, households and families are classified by the race of the householder.

For persons who could not provide a single response to the race question, the race of the person's mother was used; however, if a single response could not be provided for the person's mother, the first race reported by the person was used. This is a modification of the 1970 census procedure in which the race of the person's father was used.

The category "White" includes persons who indicated their race as White, as well as persons who did not classify themselves in one of the specific race categories listed on the questionnaire but entered a response such as Canadian, German, Italian, Lebanese, or Polish. In the 1980 census, persons who did not classify themselves in one of the specific race categories but marked "Other" and wrote in entries such as Cuban, Puerto Rican, Mexican, or Dominican were included in the "Other" race category; in the 1970 census, most of these persons were included in the "White" category.

The category "Black" included persons who indicated their race as Black or Negro, as well as persons who did not classify themselves in one of the specific race categories listed on the questionnaire, but reported entries such as Jamaican, Black Puerto Rican, West Indian, Haitian, or Nigerian.

The categories "American Indian," "Eskimo," and Aleut" include persons who classified themselves as such in one of the specific race categories. In addition, persons who did not report themselves in one of the specific race categories but entered the name of an Indian tribe or reported such entries as Canadian Indian, French-American Indian, or Spanish-American Indian were classified as American Indian.

The category "Asian and Pacific Islander" includes persons who indicated their race as Chinese, Filipino, Japanese, Asian Indian, Korean, Vietnamese, Hawaiian, Samoan, and Guamanian, as well as persons who provided write-in entries of such Asian and Pacific Islander Groups as Cambodian, Laotian, Pakistani, and Fiji Islander under the "Other" race category. Also, persons who did not classify themselves in one of the specific race categories but wrote in an entry indicating one of the nine specific categories listed above (e.g., Chinese or Filipino) were classified accordingly. For example, entries of Nipponese and Japanese American were classified as Japanese, entries of Taiwanese and Cantonese as Chinese, etc.

The category "Race, n.e.c." includes all other persons not included in the categories (White, Black, American Indian, Eskimo, and Aleut, and Asian and Pacific Islander) mentioned above. Persons reporting in the "Other" race category and providing write-in entries such as Eurasian, Cosmopolitan, Inter-racial, or a Spanish origin group (e.g., Mexican, Cuban, or Puerto Rican) were included in "Race, n.e.c." During the coding operations, each of the sub-groups

comprising "Race, n.e.c." were identified separately; plans are to provide figures for the component groups in subsequent 1980 census reports.

If the race entry was missing on the questionnaire for a member of a household, an answer was assigned in the computer according to the reported entries of race of other household members using specific rules of precedence of household relationship. If race was not entered for anyone in the household (excluding paid employees), the race of a householder in a previously processed household was assigned.

Comparability Between Sample and 100-percent Data for Racial Groups-The data on racial groups shown in this report may differ from comparable figures shown in other 1980 census reports. Such differences are the result of sampling variability, nonsampling error, and an additional edit and review performed on the sample questionnaires. The data in this report are based on a sample whereas certain other reports (e.g., the PC80-1-B series) present data based on 100-percent tabulations. Sample data are subject to sampling variability.

During the sample processing, the responses in the race question underwent more extensive review and edit than performed during the previous processing stages. Additional efforts were made to assign write-in entries to specific race categories and to resolve inconsistent and incomplete responses. The impact of this further work varies substantially by racial group and by geographic area, but is generally negligible. Most affected is the "Other" race category since a number of persons originally counted therin in the 100-percent tabulations were shifted into specific race categories in the sample tabulations. For instance, a number of persons who marked the "Other" race category supplied a write-in entry (e.g., Canadian, Polish, Lebanese, Black Puerto Rican, or Jamaican) which indicated that they belonged in one of the specific race categories. Furthermore, persons in the "Other" category reported as Cambodian, Laotian, Thai, etc., were combined into a "Other Asian and Pacific Islander" category which, together with the specific Asian and Pacific Islander categories (e.g., Japanese, Chinese, Filipino, etc.), covers the entire Asian and Pacific Islander population. This total is obtainable only from the sample tabulations, not from the 100-percent tabulations.

Information now available indicates that, since the effects of the additional review and edit were generally limited and rather varied, the 100-percent tabulations are usually the preferable source for comparable data for racial groups. That is, in the case of figures available for racial groups, both in this report and the PC80-1-B report for this state, the latter source is usually the preferred one. In the case of distributions for subjects covered only on a sample basis (e.g., education, labor force status, income etc.) and data for the entire Asian and Pacific Islander population, the sample figures are the only data available and should be used within the context of the sampling variability associated with them.

Comparability With 1970 Census Data-Differences between 1980 census and 1970 census population totals by race seriously affect the comparability for certain race groups. First, a large number of Spanish origin persons reported their race differently in the 1980 census than in the 1970 census; this difference in reporting has a substantial impact on the population totals and comparability for the "White" population and the "Race, n.e.c." or "Other" race population (shown as "All other races" in most 1970 publications). A much larger proportion of the Spanish origin population in 1980 than in 1970 reported their race in the questionnaire category "Other." Second, in 1970, most persons who marked the "Other" race category and wrote in a Spanish designation such as Mexican, Venezuelan, Latino, etc., were reclassified as "White." In 1980, such persons were not reclassified but remained in the "Other" category. As a result of this procedural change and the differences in reporting by this population, the proportion of the Spanish origin population classified as "Other" race in the 1980 census was substantially higher than that in the 1970 census. Nationally, in 1970, only 1 percent of Spanish origin persons were classified as "Other" race and 93 percent as "White." The 1980 census sample data showed a much larger proportion, 38 percent, of Spanish origin persons reported their races as "Other" and only 58 percent reported "White." As a consequence of these differences, 1980 population totals for "White" and "Race, n.e.c." are not comparable with corresponding 1970 figures.

The 1980 census was the first in which data were collected separately for Eskimos and Aleuts in all States. In 1970, these data were available only for Alaska. Since Eskimos and Aleuts are highly concentrated in Alaska, this change does not seriously affect the comparability of 1980 and 1970 data for these racial groups at the national level.

The 1980 count for the Asian and Pacific Islander population reflects a high level of immigration during the 1970's as well as a number of changes in census procedures which were developed, in part, as a result of this high level immigration. First, the number of Asian and Pacific Islander categories listed separately on the 1980 census

questionnaire was expanded to include four additional groups: Vietnamese, Asian Indian, Guamanian, and Samoan. Asian Indians were classified as "White" in 1970 but were included in the "Asian and Pacific Islander" category in 1980. The Vietnamese, Guamanian, and Samoan populations were included in the "Other" race category in the 1970 census but were included in the "Asian and Pacific Islander" category in 1980. Second, "Other Asian and Pacific Islander" groups such as Cambodian, Laotian, Pakistani, and Fiji Islander were identified and tabulated as Asian and Pacific Islander in sample tabulations in the 1980 census; in 1970, most of these groups were included in the "Other" race category.

In 1980, data were collected separately for Hawaiians and Koreans in all States, but in 1970, these data were not collected for Alaska. (On the 1970 census questionnaire used in Alaska, Eskimo and Aleut were substituted for these two categories.) Since the numbers of Hawaiians and Koreans were small in Alaska, this questionnaire change does not have a major impact on the comparability of the 1980 and 1970 data for Hawaiians and Koreans at the national level.

TABLE 7

ANCESTRY

The data on ancestry were derived from the answers to question 14. The 1980 census marked the first time that a general question on ancestry (ethnicity) was asked in a decennial census. The question was based on self-identification and was open-ended (respondents were required to write their answers). Ancestry refers to a person's nationality group, lineage, or the country in which the person or the person's parents or ancestors were born before their arrival in the United States. Thus, persons reported their ancestry group regardless of the number of generations removed from their country of origin. Furthermore, responses to the ancestry question reflected the ethnic group(s) with which persons identified and not necessarily the degree of attachment or association the person had with the particular group(s).

Ancestry and race are separate characteristics; therefore, persons reporting a particular ancestry may be of any race. Ancestry is also different from other population characteristics that are sometimes regarded as indicators of ethnicity, namely country of birth and language spoken at home.

A large number of persons reported their ancestry by specifying a single ancestry but some reported two, three, or more ancestry categories. All responses were coded manually by a procedure that allowed for identification of all single- and double-ancestry groups reported. In addition, 17 triple-ancestry categories were identified by unique codes (these categories were selected since they were reported frequently in Census Bureau surveys taken prior to the 1980 census). All other multiple responses were coded according only to the first and second ancestry categories reported.

In published tabulations, multiple groups are designated in general open-ended categories such as "Polish and other groups," rather than in specific multiple ancestry groups such as "Polish-Italian." A person who reported "Polish-Italian" ancestry, for example, is included in the category "Polish and other groups" and in the category "Italian and other groups." A few responses consisting of two terms (e.g., French Canadian) were considered as a single group and, thus, were coded and tabulated as a single ancestry. In addition, persons reporting combinations of ancestries such as "German-Bavarian" were tabulated as a single ancestry (i.e., German). Also, responses such as "Polish-American" or "Italian-American" were coded and tabulated as a single entry (i.e., "Polish" or "Italian"). A sole entry of "American" is tabulated in the category "Ancestry not specified."

Entries of religious groups were not coded separately and were tabulated in the category "Ancestry not specified." When an ancestry response was missing, the person's ancestry was tabulated as "not reported."

TABLE 8

SPANISH/HISPANIC ORIGIN

Information on persons of Spanish/Hispanic origin or descent from the 1980 census was derived from answers to question 7 which was asked of all persons.

Persons of Spanish/Hispanic origin or descent are those who reported either Mexican, Puerto Rican, Cuban, or other Spanish/Hispanic origin in question 7. Persons who reported "other Spanish/Hispanic" origin were those whose origins are from Spain or the Spanish-speaking countries of Central or South America, or they are persons identifying their origin or descent as being Spanish, Spanish-American, Hispano, Latino, etc.

Origin or descent can be regarded as the ancestry, nationality group, lineage, or country in which the person or person's parents or ancestors were born before their arival in the United States. It is important to note that persons of Spanish origin may be of any race. In this report, households and families are classified by the Spanish origin of the householder.

Persons of more than one type of Spanish origin and persons of both a Spansin and some other origin(s) who were in doubt as to how to report a specific origin were classified according to the origin of the person's mother. If a single origin was not provided for the person's mother, then the first origin reported by the person was recorded. If any household member failed to respond to the Spanish/Hispanic origin question, a response was assigned by computer in the sample edit operation according to available related information such as ancestry and place of birth reported for the household member. If such information was not reported, origin was assigned from entries of other household members using specific rules of precedence of household relationship. If no origin was reported for any household member (excluding a paid employee), then an origin was assigned from another household with a householder of the same race.

Limitations of the Data--A preliminary evaluation study of the reporting in the 1980 census item on Spanish origin indicated that there was misreporting in the Mexican origin category by White and Black persons in certain areas. The study results showed evidence that the misreporting occurred in the South (excluding Texas), the Northeast (excluding the New York City area), and a few States in the North Central Region. Also, results based on available data suggest that the impact of potential misreporting of Mexican origin in the 1980 census is severe in those portions of the above-mentioned regions where the Spanish origin population is generally sparse. However, 1980 census data on the Mexican origin population, or total Spanish origin population, at the national level, are not seriously affected by the reporting problem. For a more detailed discussion of the evaluation of the spanish origin item, see the 1980 population census Supplementary Reports, Series PC80-S1-7, "Persons of Spanish Origin by State: 1980."

Comparability Between Sample and 100-Percent Data for the Spanish Origin Populaton--The data on the Spanish origin populaion shown in this report may differ from comparable figures shown in other 1980 census reports. Such differences are the results of sampling variability, nonsampling error, and more extensive edit procedures performed for the Spanish origin item on the sample questionnaires. The data in this report are based on a sample, whereas certain other reports (e.g., the PC80-1-B series) present data based on 100-percent tabulations.

Information now available indicates that, since the effects of the more extensive edit were generally limited, the 100-percent tabulations are usually the preferable source for data on the Spanish origin population. That is, in the case of figures available for Spanish origin groups, both in this report and the corresponsing PC80-1-B report, the latter source is usually the preferred one. In the case of distributions for subjects covered only on a sample basis (e.g., education, labor force status, income, etc.), the sample figures are the only data available and should be used within the context of the sampling variability associated with them.

Comparability With 1970 Census Data--The 1980 data on Spanish origin are not directly comparable with those of 1970 because of several factors; namely, overall improvements of the 1980 census, better coverage of the population, improved question design, and an effective public relations campaign by the Census Bureau with the assistance of national and community ethnic groups. These efforts at census improvement explain, in part, the large increase in the number of Hispanics over 1970. Also, these efforts undoubtedly resulted in the inclusion of a sizeable but unknown number of persons of Hispanic origin who are in the country in other than legal status.

In the 1980 census Spanish origin question, specific changes in design from the 1970 question included the placement of the category "No (not Spanish/ Hispanic)" as the first category in that question. (The corresponding category appeared last in the 1970 question) Also, the category "Central or South American" was deleted because in 1970 some respondents misinterpreted the category; furthermore, the designations "Mexican-Amer." and "Chicano" were added to the Spanish origin question in 1980. In the 1970 census, the question on Spanish origin was asked of only a 5-percent sample of the population; in the 1980 census, the Spanish origin question was asked of everyone in the Nation.

TABLE 9

HOUSEHOLD, RELATIONSHIP TO HOUSEHOLDER, FAMILY, AND GROUP QUARTERS

Household

A household includes all the persons who occupy a housing unit. A housing unit is a house, an apartment, a group of rooms, or a single room that is occupied (or if vacant, is intended for occupancy) as separate living quarters. Separate living quarters are those in which the occupants live and eat separately from other persons in the building and have direct access from the outside of the building or through a common hall.

The occupants may be a single family, one person living alone, two or more families living together, or any other group of related or unrelated

persons who share living arrangements. The actual classification of a housing unit as a household depends on entries in question 2 and item B on the census questionnaire. Item B on type of unit or quarters was filed by an enumerator or a census office clerk for each housing unit or group quarters.

The measure "persons per household" is obtained by dividing the number of persons in households by the number of households (or householders).

Relationship to Householder

The data on relationship to householder were derived from answers to question 2, which was asked of all persons in housing units. Only basic categories of relationship are recognized in this report. More detailed categories of relationship will appear in the PC80-1-D reports (and summary tape file 5).

When relationship is not reported for an individual, it is allocated according to the responses for age and marital status for that person while maintaining consistency with responses for other individuals in the household.

Householder--One person in each household is designated as the "householder." In most cases, this is the person, or one of the persons, in whose name the home is owned or rented and who is listed in column 1 of the census questionnaire. If there is no such person in the household, any adult household member could be designated as the "householder." Two types of householders are distinguished--a family householder and a nonfamily householder. A family householder is a householder living with one or more persons related to him or her by birth, marriage, or adoption. The householder and all persons in the household related to him or her are family members. A nonfamily householder is a householder living alone or with nonrelatives only.

Spouse--A person married to and living with a householder. This category includes persons in formal marriages as well as persons in common-law marriages.

Child--A son, daughter, stepchild, or adopted child of the householder regardless of the child's age or marital status. The category excludes sons-in-law and daughters-in-law. "Own children" are sons and daughters, including stepchildren and adopted children, of the houeholder who are single (never married) and under 18 years of age.

The number of children "living with two parents" includes stepchildren and adopted children as well as sons and daughters born to the couple.

"Related children" in a family include own children and all other persons under 18 years of age in the household, regardless of marital status, who are related to the householder by birth, marriage, or adoption, except the spouse of the householder.

In a subfamily an "own child" is a never-married child under 18 years of age who is a son, daughter, stepchild, or adopted child of a mother in a mother-child subfamily, a father in a father-child subfamily, or either spouse in a married-couple subfamily.

Nonrelative--Any person in the household not related to the householder by birth, marriage, or adoption. Roomers, boarders, partners, roommates, paid employees, wards, and foster children are included in this category.

Unrelated Individual

An unrelated individual is (1) a householder living alone or with nonrelatives only, (2) a household member who is not related to the householder, or (3) a person living in group quarters who is not an inmate of an institution.

Family and Subfamily

A family consists of a householder and one or more other persons living in the same household who are related to the householder by birth, marriage, or adoption. All persons in a household who are related to the householder are regarded as members of his or her family. A "married-couple family" is a family in which the householder and spouse are enumerated as members of the same household. Not all households contain families, because a household may be composed of a group of unrelated persons or one person living alone. The measure "persons per family" is obtained by dividing the number of persons in families by the total number of families (or family householders).

A subfamily is a married couple (husband and wife enumerated as members of the same household) with or without children, or one parent with one or more never-married children under 18 years of age, living in a household and related to either the householder or the householder's spouse. Members of a subfamily are also included among the members of a family. The number of subfamilies, therefore, is not included in the number of families.

Group Quarters

All persons not living in households are classified by the Bureau of the Census as living in group quarters. Two general categories of persons in group quarters are recognized:

Inmates of Institutions--Persons under care or custody in institutions at the time of enumeration are classified as "patients or inmates" of an institution regardless of their length of stay in that place and regardless of the number of people in that place. Institutions include homes, schools, hospitals, or wards for the physically or mentally handicapped; hospitals or wards for mental, tubercular, or chronic disease patients; homes for unmarried mothers; nursing, convalescent, and rest homes for the aged and dependent; orphanages; and correctional institutions.

Other--This category includes all persons living in group quarters who are not inmates of institutions. Rooming and boarding houses, communes, farm and nonfarm workers' dormitories, convents or monasteries, and other living quarters are classified as "other" group quarters if there are 9 or more persons unrelated to the person listed in column 1 of the census questionnaire; or if 10 or more unrelated persons share the unit. Persons residing in certain othr types of living arrangements are classified as living in "other" group quarters regardless of the number of relationship of people in the unit. These include persons residing in military barracks, on ships, in college dormitories, or in sorority and fraternity houses; patients in general or maternity wards of hospitals who have no usual residence elsewhere; staff members in institutional quarters; and persons enumerated in missions, flophouses, Salvation Army shelters, railroad stations, etc.

Military quarters include barracks or dormitories on base, transient quarters on base for temporary residents (both civilian and military), and military ships.

Comparability With 1970 Census Data--The 1980 definition of a household differs from that used in 1970 only in the change in the definition of housing unit to eliminate the requirement for complete kitchen facilities for the exclusive use of the household. The household reference person in 1970 was the "head of the household" (the husband in married-couple families); for 1980 it was changed to "the household member (or one of the members) in whose name the home is owned or rented." In 1970, a unit in which 6 or more unrelated persons were living together was classified as group quarters; for 1980 that requirement was raised to 10 or more unrelated persons.

TABLE 10

MARITAL STATUS

The data on marital status were derived from answers to question 6, which was asked of all persons. The marital status classification refers to the status at the time of enumeration. Persons classified as "Now married" include those who have been married only once and have never been widowed or divorced as well as those currently married persons who remarried after having been widowed or divorced. Persons reported as separated fare those living apart because of marital discord, with or without a legal separation. Pesons in common-law marriages are classified as now married, persons whose only marriage had been annulled are classified as never married, and all persons under 15 years old are classified as never married. All persons classified as never married are shown as "single" in this report.

When marital status was not reported, it was allocated according to the relationship to householder and sex and age of the person.

TABLE 11

SCHOOL ENROLLMENT

The data on school enrollment were derived from answers to questions 8, 9, and 10. Persons are classified as enrolled in school if they reported attending a "regular" school or college at any time between February 1, 1980, and the time of enumeration. Regular schooling is defined as nursery school, kindergarten, elementary school, and schooling which leads to a high school diploma or college degree. Schooling in trade or business schools, company training, or schooling obtained through a tutor was to be reported only if the course credits obtained were regarded as transferable to a regular elementary school, high school, or college. Children were included as enrolled in nursery school only if the school included instruction as an important and integral phase of its program. Children enrolled in "Head Start" programs, or similar programs sponsored by local agencies to provide preprimary education to young children, were included as enrolled in school. Persons who had been enrolled in a regular school since February 1, 1980, but who had not actually attended, for example, because of illiness, were counted as enrolled in school. Schooling which is generally regarded as not "regular" includes that given in nursery schools which simple provide custodial day care; in specialized vocational, trade, or business schools; in on-the-job training; and through correspondence courses.

Public, Church-Related, or Other Private School--Persons who were enrolled in school were also classified as attending a public, church-related, or other private school. In general, a "public" school is defined as any school which is controlled and supported primarily by a local, State, or Federal Government agency. A "church-related"

school is defined here as a private school which is controlled or supported primarily by a religious organization. An "other private" school is defined as a school controlled or supported primarily by private groups other than religious organizations.

In using the public/private school distinction for college enrollment, some caution should be exercised, since there is evidence that, in some parts of the country, the classification of individual schools may not be entirely clear, and census data may differ considerably from administrative figures.

Level and Year of School in Which Enrolled--Persons who were enrolled in school were classified according to the level and year of school in which they were enrolled as reported in question 9. The levels which are separately identified in this report are nursery school, kindergarten, elementary school, high school, and college. Children in "Head Start" or similar programs were counted under "nursery" or "kindergarten" as appropriate. Elementary school, as defined here, includes grades 1 to 8, and high school includes grades 9 to 12. Persons attending junior high school are reported in elementary school or high school according to their grade. The term "college" includes junior or community colleges, 4-year colleges, universities, and graduate or professional schools.

Comparability With Earlier Census Data--School enrollment questions in some form have been included in the census singe 1840; grade attended was added in 1940. The wording of the type of school question was changed from parochial in 1970 to church-related in 1980 in an attempt to make the affiliation with a religious group clearer to respondents. The intention was to include all schools controlled by religious groups rather than only particular denominations or religons.

The corresponding question on shcooling in the 1930 census applied to a somewhat longer period, the period since the preceding September 1; in addition, the question was not restricted as to the type of school the person was attedning. In 1940 the question referred to the period since the preceding March 1. In 1950 the reference period was changed to that between February 1 and the time of enumeration. The same reference period was used in 1960, 1970, and 1980.

The age range for which enrollment data have been obtained has varied for the several censuses. Information on enrollment was recorded for persons of all ages in 1930 and 1940, for persons 5 to 29 years old in 1950, for thoe 5 to 34 years old in 1960, and for those 3 years old and over in 1970 and 1980. Most of the published enrollment figures relate to ages 5 to 20 in 1930, 5 to 24 in 1940, 5 to 29 in 1950, 5 to 34 in 1960, 3 to 34 in 1970, and 3 years old and over in 1980. The extended age coverage for the published enrollment data in the recent censuses reifects increased interest in the number of persons who are attending regular colleges and universities at older ages.

In the 1940 census, grade of enrollment was available for the first time; grade or year could be identified for elementary school through college. In 1950, kindergarten enrollment was separately identified for the first time. In 1970 nursery school enrollment was added to the levels of school separately identified.

Comparability With Data From Other Sources--Data on school enrollment are also collected and published by other Federal, State, and local governmental agencies. This information is generally obtained from reports of school systsms and institutions of higher learning and from other surveys and censuses. These data are only roughly comparabe with data collected by the Bureau of the Census, however, because of differences in definitions, subject matter covered, time references, and enumeration methods.

YEARS OF SCHOOL COMPLETED

The data on years of school completed were derived from answers to questions 9 and 10. These questions on educational attainment applied only to progress in "regular" schools as defined under the definition for school enrollment. The first question called for the highest grade attended, regardless of "skipped" or "repeated" grades. Pesons whose education was received in foreign school systems or an ungraded school were expected to report the approximate equivalent grade in the regular American school system. An instruction printed on the form, "If high school was finished by equivalency test (GED), mark '12'" (meaning grade 12), was to ensure that persons who dropped out of school before high school graduation but later earned a diploma with an equivalency test would be counted as high shcool graduates. Those diploma recipients who also attended college would be credited with college attendance as reported.

The second question on educational attainment asked whether or not the highest grade attended had been finished. It was to be answered "Yes" if the person had successfully completed the entire grade or year indicated in question 9. If the person had completed only part of the year, had dropped out, or failed to pass the last grade attended, the question was to be answered "No." If the person was still attending school in that grade, he or she answered "Now attending."

The number in each category of highest grade of school completed represents the combination of (a) persons who reported the indicated grade as the highest grade attended and that they had finished it, (b) those who had attended the next higher grade but had not finished it, and (c) those still attending the next higher grade. Persons who have not completed the first year of elementary school are classified as having no years of school completed.

"Percent high school graduates" includes persons who completed four years of high school by graduation or an equivalency test and persons who reported that they had attended some level of college.

Comparability With Earlier Census Data--Educational attainment questions in terms of years of school completed have been included in the census since 1940. From 1840 to 1930, only a question on basic literacy was included. In 1940, a single question was asked on highest grade of school completed. However, respondents frequently reported the grade or year in which they were enrolled, or had last been enrolled, instead of the one completed. The two-question approach used since 1950 was designed to reduce this kind of error. The 1980 instruction for persons who received a high school diploma by virtue of passing an equivalency test was not included on past census questionnaires. Persons who took equivalency tests may or may not have been reported as high school graduates in earlier censuses; however, completing high school by such means was not as common in earlier decades as it was in the decade prior to the 1980 census.

Median School Years Completed--The median number of school years completed was computed on the basis of intervals for years under 8 and a continuous series of numbers for 8 years of school completed and above (e.g., completion of the 1st year of high school was treated as completion of the 9th year, completion of the 1st year of college, as completion of the 13th year, etc.). Persons completing a given school year were assumed to be distributed evenly within the interval from .0 to .9 of the year. In fact, at the time of census enumeration, most of the enrolled persons had completed at least three-fourths of a school year beyond the highest grade completed, whereas a large majority of persons who were not enrolled had not attended any part of a grade beyond the highest one completed. The effect of the assumption is to place the median for younger persons slightly below, and for older persons slightly above, the true median.

The same procedure for computing this median has been used in the 1940, 1950, 1960, and 1970 censuses. Because of the inexact assumption as to the distribution within an interval, this median is more approriately used for comparing different groups and the same group at different dates than as an absolute measure of educational attainment.

TABLE 12

LABOR FORCE STATUS

The data on labor force status were derived from answers to questions 22, 25, and 26.

The series of questions on labor force status was asked of all persons 15 years old and over and was designed to identify, in this sequence: (a) persons who worked at any time during the reference week; (b) persons who did not work during the reference week but who had jobs or businesses from which they were temporarily absent (excluding layoff); (c) persons on layoff; and (d) persons who did not work during the reference week, but who were looking for work during the last four weeks and were available for work during the reference week.

The labor force status data shown in this and other 1980 census reports relate to persons 16 years old and over. In 1940, 1950, and 1960, labor force status data were presented for persons 14 years old and over. The change in the universe was made in 1970 to agree with the official measurement of the labor force as revised in January 1967. Selected labor force status data were shown in 1970 for persons 14 and 15 years old, but are not presented for 1980.

Employed--Employed persons include all civilians 16 years old and over who were either (a) "at work"--those who did any work at all during the reference week as paid employees or in their own business or profession, or on their own farm, or who worked 15 hours or more as unpaid workers on a family farm or in a family business; or (b) were "with a job but not at work"--those who did not work during the reference week but had jobs or businesses from which they were temporarily absent due to illness, bad weather, industrial dispute, vacation, or other personal reasons. Excluded from the employed are persons whose only activity consisted of work around the house or volunteer work for religious, charitable, and similar organizations.

Unemployed--Persons are classified as unemployed if they were civilians 16 years old and over and (a) were neither "at work" nor "with a job but not at work" during the reference week, (b) were looking for work during the last 4 weeks, and (c) were available to accept a job. Examples of jobseeking activities are: (1) registering at a public or private employment office, (2) meeting with prospective employers, (3) investigating

possibilities for starting a professional practice or opening a business, (4) placing or answering advertisements, (5) writing letters of application, and (6) being on a union or professional register.

Also included as unemployed are persons who did not work at all during the reference week and were waiting to be called back to a job from which they had been laid off.

Civilian Labor Force--The civilian labor force consists of persons classified as employed or unemployed in accordance with the criteria described above.

Experienced Unemployed--Unemployed persons who have worked at any time in the past are classifed as the "Experienced unemployed."

Experienced Civilian Labor Force--The "experienced civilian labor force" comprises the employed and the experienced unemployed.

Labor Force--The labor force includes all persons classified in the civilian labor force plus members of the Armed Forces (persons on active duty with the United States Army, Air Force, Navy, Marine Corps, or Coast Guard).

Not in Labor Force--All persons 16 years old and over who are not classified as members of the labor force are defined as "Not in labor force." This category consists mainly of students, housewives, retired workers, seasonal workers enumerated in an "off" season who were not looking for work, inmates of institutions, disabled persons, and persons doing only incidential unpaid family work (less than 15 hours during the reference week).

Worker--The term "Worker" appears in connection with several subjects in this report: nonworkers per 100 workers, journey-to-work items, class of worker, weeks worked in 1979, and number of workers in family in 1979. Its meaning varies and, therefore, should be determined in each case by referring to the definition of the subject in which it appears.

Nonworkers Per 100 Workers--This measure, called the "nonworker/worker ratio" in the 1970 census, is the ratio of the sum of persons "not in the labor force" plus persons under 16 years of age to persons 16 years old and over in the labor force.

Comparability With Earlier Census Data--The questionnaire items and labor force status concepts for the 1980 census were essentially identical to those used in the 1970 census. However, these concepts differed in many respects from those associated with the 1950 and 1960 censuses; see the Volume 1 publications from the 1970 census for more information.

Comparability With Data From Other Sources--Because employment data from the census are obtained from respondents in households, they differ from statistics based on reports from individual business establishments, farm enterprises, and certain government programs. Persons employed at more than one job are counted only once in the census and are classified according to the job at which they worked the greatest number of hours during the reference week. In statistics based on reports from business and farm establishments, persons who work for more than one establishment may be counted more than once. Moreover, other series, unlike those presented here, may exclude private household workers, unpaid family workers, and self-employed persons, but may include workers less than 16 years of age.

An additional difference in the data arises from the fact that persons who had a job but were not at work are included with the employed in the statistics shown here whereas many of these persons are likely to be excluded from employment figures based on establishment payroll reports. Furthermore, the labor force status data in this report include persons on the basis of place of residence regardless of where they work, whereas establishment data report persons at their place of work regardless of where they live. This latter consideration is particularly significant when comparing data for workers who commute between areas.

For a number of reasons, the unemployment figures of the Bureau of the Census are not comparable with published figures on unemployment compensation claims. For example, figures on unemployment compensation claims exclude persons who have exhausted their benefit rights, as well as new workers who have not earned rights to unemployment insurance, and persons losing jobs not covered by unemployment insurance systems (including some workers in agriculture, domestic services, and religious organizations, and self-employed and unpaid family workers). In addition, the qualifications for drawing unemployment compensation differ from the definition of unemployment used by the Bureau of the Census. Persons working only a few hours during the week and persons temporarily absent from work for reasons other than layoff are sometimes eligible for unemployment compensation but are classified as "employed" in the census reports. Differences in the geographical distribution of unemployment data arise because the place where claims are filed may not necessarily be the same as the place of residence of the unemployed worker.

The figures on labor force status from the decennial census are generally comparable with similar data collection in the Current Population Survey. However, some differences may exist because of variations in enumeration and processing techniques.

TABLE 13

OCCUPATION

The data on industry, occupation, and class of worker were derived from answers to questions 28, 29, and 30.

This series of questions was used to obtain industry, occupation, and class of worker information for the employed, the experienced unemployed, and experienced workers not currently in the labor force. The last two categories apply to persons who had worked at some time during the previous five years. All three items related to one specific job that the person held. For an employed person, the information referred to the job held during the reference week. Those who were employed at two or more jobs reported the job at which they worked the greatest number of hours during the reference week. For experienced unemployed persons and those not in the labor force, the information referred to the last job that they held.

Clerical staff in the Bureau's processing offices converted the written industry and occupation descriptions from the questionnaire to identifying codes by relating these descriptions to an entry in the 1980 Census of Population: Alphabetical Index of Industries and Occupations (PHC80-R3), 1982, U.S. Government Printing Office, Washington, D.C. For the industrial code, however, these coders first referred to a Company Name List. This list, prepared from the Standard Statistical Establishment List developed by the Bureau of the Census for use in the economic censuses and surveys, contains the names of establishments and their Standard Industrial Classification code converted to population census equivalents. This listing facilitates coding and helps maintain industrial classification comparability.

Occupation Classification System

The system developed for the 1980 census consists of 503 specific occupation categories arranged into 6 summary and 13 major occupation groups. This classification was developed to be consistent with the 1980 Standard Occupational Classification Manual (SOC), published by the U.S. Department of Commerce, Office of Federal Statistical Policy and Standards. This is the first time there was a United States standard to use in developing the census occupational classification.

The SOC Manual presents a list of 12 principles used in occupational classification. The primary principles used were as follows: 1) the classification should realistically reflect the current occupational structure of the United States, and 2) an occupation should be classified on the basis of work performed. The conversion of the census classification to the SOC has caused the 1980 census classification to be less comparable with the classifications used in earlier censuses. See the section on "Comparability."

TABLE 14

PLACE OF WORK

The data on place of work were derived from answers to question 23, which was asked only of persons who indicated in question 22 that they had worked at any time during the reference week (see below for definition of reference week). Data are tabulated for workers 16 years and over; that is, members of the Armed Forces and civilians who were at work during the reference week. Place of work refers to the geographic location at which workers carried out their occupational activities during the ref- reference week. The exact address (number and street) of the place of work was asked, as well as the place (city, town, village, borough, etc.); whether or not the place of work was inside or outside its incorporated (legal) limits; and the county, State, and ZIP code. If the person's employer operated in more than one location, the exact address of the location or branch where the respondent worked was requested. When the number and street name could not be given, the building name or other physical location description was to be entered. Persons who worked at more than one location were asked to report the one at which they worked the greatest number of hours during the reference week. Persons who regularly worked in several locations during the reference week were requested to give the address at which they began work each day. For cases in which daily work was not begun at a central place each day, the person was asked to provide as much information as possible which described the area in which he or she worked during the reference week.

TABLE 15 AND 16

INCOME IN 1979

The data on income in 1979 were derived from answers to questions 32 and 33. Information on money income received in the calendar year 1979 was requested from persons 15 years old and over. "Total income" is the algebraic sum of the amounts reported separately for wage or salary income; nonfarm net self-employment income; farm net self-employment income; interest, dividend, net royalty or rental income; Social

Security or Railroad Retirement income; public assistance or welfare income; and all other income. "Earnings" is defined as the algebraic sum of wage or salary income and net income from farm and nonfarm self-employment. The earnins figures represent the amount of income received regularly before deductions for personal income taxes, Social Security, bond purchases, union dues, medicare deductions, etc.

Receipts from the following sources were not included as income: money received from the sale of property (unless the recipient was engaged in the business of selling such property); the value of income "in kind" from food stamps, public housing subsidies, medical care, employer contributions for pensions, etc.; withdrawal of bank deposits; money borrowed; tax refunds; exchange of money between relatives living in the same household; gifts and lump-sum inheritances, insurance payments, and other types of lump-sum receipts.

Median Income--The median income is the amount which divides the distribution into two equal groups, one having incomes above the median and the other having incomes below the median. For households, families, and unrelated individuals the median income is based on the distribution of the total number of units including those with no income. The median for persons is based on persons with income. The median income values for all households, families, and unrelated individuals are computed on the basis of more detailed income intervals than shown in this report. Median income figures of $30,000 or less are generally calculated using linear interpolation; all other median income amounts are derived through Pareto interpolation. For a detailed description of these interpolation procedures, see appendix B of the Current Population Reports, Series P-60, No. 129, Money Income of Families and Persons in the United States: 1979.

Mean Income--The mean income is the amount obtained by dividing the total income of a particular statistical universe by the number of units in that universe. Thus, mean household income is obtained by dividing total household income by the total number of households. For the various types of income the means are based on households having those types of income.

Per Capita Income-Per capita income is the mean income computed for every man, woman, and child in a particular group. It is derived by dividing the total income of a particular group by the total population in that group.

Care should be exercised in using and interpreting mean income values for small subgroups of the population. Since the mean is strongly influenced by extreme values in the distribution, it is expecially susceptible to the effects of sampling variability, misreporting, and processing errors. The median, which is not affected by extreme values, is, therefore, a better measure than the mean when the population base is small. The mean, nevertheless, is shown in this report for most small subgroups because, when weighted according to the number of cases, the means can be added to obtain summary measures for areas and groups other than those shown in this report.

TABLE 16 AND 17

POVERTY STATUS IN 1979

The data on poverty status were derived from answers to the same questions as the income data (see the section on "income in 1979").

Poverty statistics presented in this report are based on a definition originated by the Social Security Administration in 1964 and subsequently modified by Federal interagency committees in 1969 and 1980. At the core of this definition is the 1961 economy food plan, the least costly of four nutritionally adequate food plans designed by the Department of Agriculture. It was determined from the Agriculture Department's 1955 survey of food consumption that families of three or more persons spend approximately one-third of their income on food; hence the poverty level for these families was set at three times the cost of the economy food plan. For smaller families and persons living alone, the cost of the economy food plan was multiplied by factors that were slightly higher in order to compensate for the relatively larger fixed expenses for these smaller households.

The income cutoffs used by the Bureau of the census to determine the poverty status of families and unrelated individuals consist of a set of 48 thresholds arranged in a two-dimensional matrix consisting of family size (from one person to nine or more persons) cross-classified by presence and number of family members under 18 years old (from no children present to eight or more children present). Unrelated individuals and two-person families are further differentiated by age of the householder (under 65 years old and 65 years old and over). The total income of each family or unrelated individual in the sample is tested against the appropriate poverty threshold to determine the poverty status of that family or unrelated individual. If the total income is less than the corresponding cutoff, the family or unrelated individual is classified as below the poverty level. The number of persons below the poverty level is the sum of the number of persons in families with incomes below the poverty level and

the number of unrelated individuals with incomes below the poverty level.

The poverty thresholds are revised annually to allow for changes in the cost of living as reflected in the Consumer Price Index. The average poverty threshold for a family of four persons was $7,412 in 1979 and $3,721 in 1970. The poverty threshold varies with the size of the family unit.

Poverty thresholds are computed on a national basis only. No attempt has been made to adjust these thresholds for regional, State, or local variations in the cost of living. For a detailed discussion of the poverty definition, see U.S. Bureau of the Census, Current Population Reports, Series P-60, No. 133, Characteristics of the Population Below the Poverty Level: 1980.

Persons for Whom Poverty Status is Determined--Poverty status is determined for all persons except inmates of institutions, persons in military group quarters and in college dormitories, and unrelated individuals under 15 years old. When the line, "Persons for whom poverty status is determined," appears under the heading, "All Income Levels in 1979," it shows the total populaton minus persons in the four groups listed above. When the same line appears under the heading, "Income in 1979 Below Poverty Level," it shows the number of such persons who are classified as being below the poverty level. In tables that contain only poverty data, the above exclusions are stated in the headnote and the word "persons" is used in place of "persons for whom poverty status is determined."

Specified Poverty Levels--Because the poverty levels currently in use by the Federal Governmen do not meet all the needs of data users, some of the data are presented for alternate levels ranging from 75 percent to 200 percent of the current poverty level. These specified poverty levels are obtained by multiplying the income cutoffs at the poverty level by the appropriate factor. For example, the average income cutoff at 125 percent of poverty level was $9,265 ($7,412 x 1.25) in 1979 for a family of four persons.

Weighted Average Thresholds at the Poverty Level--The average thresholds shown in the first column of the table were weighted by the presence and number of children. For example, the weighted average threshold for a given family size is obtained by multiplying the threshold for each presence and number of children category within the given family size by the number of families in that category. These products are then aggregated across the entire range of presence and number of children categories, and the aggregate is divided by the total number of families in the group to yield the weighted average threshold at the poverty level for that family size.

Since the basic thresholds used to determine the poverty status of families and unrelated individuals are applied to all families and unrelated individuals, the weighted average poverty thresholds are derived using all families and unrelated individuals rather than just those classified as being below the poverty level. To obtain the weighted poverty thresholds for families and unrelated individuals below alternate poverty levels, the weighted thresholds shown in the table may be multiplied directly by the appropriate factor. The weighted average thresholds presented in the table are based on the March 1980 Current Population Survey. However, it is feld that these thresholds would not differ significantly from those based on the 1980 census.

Comparability With Earlier Census Data

The poverty definition used in the 1980 census differs slightly from the one used in the 1970 census. These technical modifications were made to the definition used in the 1970 census as described below.

1. The separate thresholds for families with a female householder with no husband present and all other families were eliminated. For the 1980 census, the weighted average of the poverty thresholds for these two types of families were applied to all types of families, regardless of the sex of the householder.

2. Farm families and farm unrelated individuals no longer have a set of poverty thresholds that are lower than the thresholds applied to nonfarm families and unrelated individuals. Instead, the nonfarm thresholds were applied to all families and unrelated individuals regardless of residence.

3. The thresholds by size of family were extended from seven or more persons to nine or more persons.

These changes result in a minimal increase in the number of poor at the national level. For a complete discussion of these modifications and their impact, see Current Population Reports, Series P-60, No. 133.

The population covered in the poverty statistics derived from the 1980 census is essentially the same as in the 1970 census. The only difference is that in 1980, unrelated individuals under 15 years old were excluded from the poverty universe, while in 1970, only those under 14 years old were excluded. The poverty data from the 1960 census exclude all persons in group quarters and include all unrelated individuals regardless of age. It is unlikely that these differences in

population coverage would have a significant impact when comparing the poverty data for persons from the 1980, 1970, and 1960 censuses.

Limitations

The term "Poverty" connotes a complex set of economic, social, and psychological conditions. The statistics presented in this report provide only estimates of economic poverty based on the receipt of money income before taxes. Readers should also be aware that for many different reasons there is a tendency for respondents to underreport their income. Overall, income earned from wages or salary is more accurately reported than other sources of income. (For a complete disucssion of the limitations of the income data, see the section on "Income in 1979.")

It should be pointed out that nonmoney income is not considered in determining poverty status. In recent years, however, receipts from nonmoney transfers such as food stamps, housing subsidies, and health benefits have become an increasingly important element in the income of poor persons. For further information on the subject of valuing noncash benefits, see U.S. Bureau of the Census, Technical Paper 50, Alternative Methods for Valuing Selected In-Kind Transfer Benefits and Measuring Their Effect on Poverty. For a complete discussion of the limitations of the poverty concept, see Current Population Reports, Series P-60, No. 133.

TABLE 19

HOUSING UNIT

Housing Units--A housing unit is a house, an apartment, a group of rooms, or a single room, occupied as a separate living quarters or, if vacant, intended for occupancy as a separate living quarters. Separate living quarters are those in which the occupants live and eat separately from any other persons in the building and which have direct access from the outside of the building or through a common hall. The occupants may be a single family, one person living alone, two or more families living together, or any other group of related or unrelated persons who share living arrangements (except as described in the next section on Group Quarters). For vacant units, the criteria of separateness and direct access are applied to the intended occupants whenever possible. If that information cannot be obtained, the criteria are applied to the previous occupants. Both occupied and vacant housing units are included in the housing unit inventory except that boats, tents, vans, caves, and the like are included only if they are occupied as someone's usual place of residence. Vacant mobile homes are included, provided they are intended for occupancy on the site where they stand. Vacant mobile homes on dealer's sales lots, at the factory, or in storage are excluded from the housing inventory.

Comparability With 1970 Census Housing Unit Data--Although the 1980 census data are generally comparable with 1970 census data, certain changes were introduced for 1980. The part of the 1970 housing unit definition that required a unit to have either (1) direct access or (2) complete kitchen facilities was modified. For 1980, the complete kitchen facilities alternative was dropped, and direct access was required of all housing units. In 1970, vacant mobile homes were not counted as housing units. For 1980, they were included in the housing inventory provided they were intended for occupancy on the site where they stood.

Year-Round Housing Units--Data on housing characteristics in the 1980 census reports are limited to year-round housing units; i.e., all occupied units plus vacant units available or intended for year-round use. Vacant units intended for seasonal occupancy and vacant units held for migratory labor are excluded because of the difficulty of obtaining reliable data on their characteristics.

Type of Vacant Unit--Vacant housing units are classified in this report as either "Seasonal and migratory" or 'Year-round." "Seasonal" units are intended for occupancy during only certain seasons of the year. Included are units intended for recreasional use, such as beach cottages and hunting cabins; units offered to vacationers in the summer for summer sports or in the winter for winter sports; and vacant units held for herders and loggers. "Migratory" units are vacant units held for occupancy by migratory labor employed in farm work during the crop season. "Year-round" vacant housing units are available or intended for occupancy at any time of the year. A unit in a resort area which is usually occupied on a year-round basis is considered as year-round. A unit used only occasionally throughout the year is also considered as year-round.

Vacancy Status--The data on vacancy status were tabulated from responses to questionnaire item C. Year-round vacant units are subdivided according to their vacancy status as follows:

For sale only. Vacant year-round units being offered "For sale only," including individual units in cooperatives and condominium projects if the individual units are offered "For sale only."

For rent. Vacant year-round units offered "For rent," and vacant units offered either for rent or for sale.

Other vacants. If a vacant year-round unit is not "For sale only" or "For rent," it is classified in the category "Other vacants" in this report. This category includes units held for settlement of an estate, units held for occupancy by a caretaker or janitor, and units held for personal reasons of the owner, as well as units rented or sold, awaiting occupancy, and units held for occasional use.

TABLE 20

VALUE

Value--Value is the respondent's estimate of how much the property (house and lot) would sell for, if it were for sale. For vacant units, value is the price asked for the property. Value and price asked are tabulated separately for certain kinds of housing units. Value statistics are presented for sepcified owner-occupied housing units and specified vacant for sale only housing units. These "specified" housing units include only one-family houses on less than 10 acres without a commercial establishment or medical office on the property. The data exclude owner-occupied condominium housing units, mobile homes, trailers, boats, tents or vans occupied as a usual residence, as well as owner-occupied noncondominium units in multi-family buildings. The "Specified owner-occupied" universe is the same for the value tabulation and the mortgages status and selected monthly owner costs tabulation.

TABLE 21

RENT

Rent--This report presents statistics on rent for "Specified renter-occupied" housing units which include renter-occupied units except one-family houses on 10 or more acres. Respondents were asked to report rent only for the housing unit enumerated and to exclude any rent paid for additional units or for business premises.

Contract Rent--In this report, only median contract rent for specified renter-occupied housing units and median rent asked for specified vacant for rent housing units in rural areas are shown. Contract rent is the monthly rent agreed to, or contracted for, regardless of any furnishings, utilities, or services that may be included. For vacant units, it is the rent asked for the unit at the time of enumeration.

Gross Rent--The computed rent termed "Gross rent" is the contract rent plus the estimated average monthly cost of utilities (electricity, gas, and water) and fuels (oil, coal, kerosene, wood, etc.) if these are paid for by the renter (or paid for the renter by someone else) in addition to rent. "Gross rent" is intended to eliminate differentials which result from varying practices with respect to the inclusion of utilities and fuels as part of the rental payment. The estimated costs of water and fuels are reported on a yearly basis but are converted to monthly figures in the computation process. Renter units occupied without payment of cash rent are shown separately as "No cash rent" in the tabulations.

TABLE 22

UNITS IN STRUCTURE

Units in Structure--A structure is a separate building that either has open space on all sides or is separated from other structures by dividing walls that extend from ground to roof. In the determination of the number of units in a structure, all housing units, both occupied and vacant, were counted. The statistics are presented for the number of housing units in structures of specified type and size, not for the number of residential buildings. Structures containing only one housing unit are further classified as detached or attached. The category "Mobile home or trailer, etc." includes mobile homes, trailers, boats, tents, vans, etc.

TABLE 24

PERSONS PER ROOM AND PLUMBING FACILTIES

Persons Per Room--"Persons per room" is a derived measure obtained by dividing the number of persons in each occupied housing unit by the number of rooms in the unit. The figures shown refer, therefore, to the number of occupied housing units having the specified ratio of persons per room.

Plumbing Facilities--The category "Complete plumbing for exclusive use" consists of units which have hot and cold piped water, a flush toilet, and bathtub or shower inside the housing unit for the exclusive use of the occupants of the unit. "Lacking complete plumbing for exclusive use" includes those conditions when (1) all three specified plumbing facilities are present inside the unit, but are also used by another household; (2) some but not all the facilities are present; or (3) none of the three specified plumbing facilities is present.

Comparability With 1970 Census Plumbing Facilities Data--In 1970, there were separate questions on the presence of hot and cold piped water, a bathtub or shower, and a flush toilet. For 1980, these three items were combined into a single question on plumbing facilities. In addition, the facilities must be inside the housing unit rather than inside the structure as in 1970.